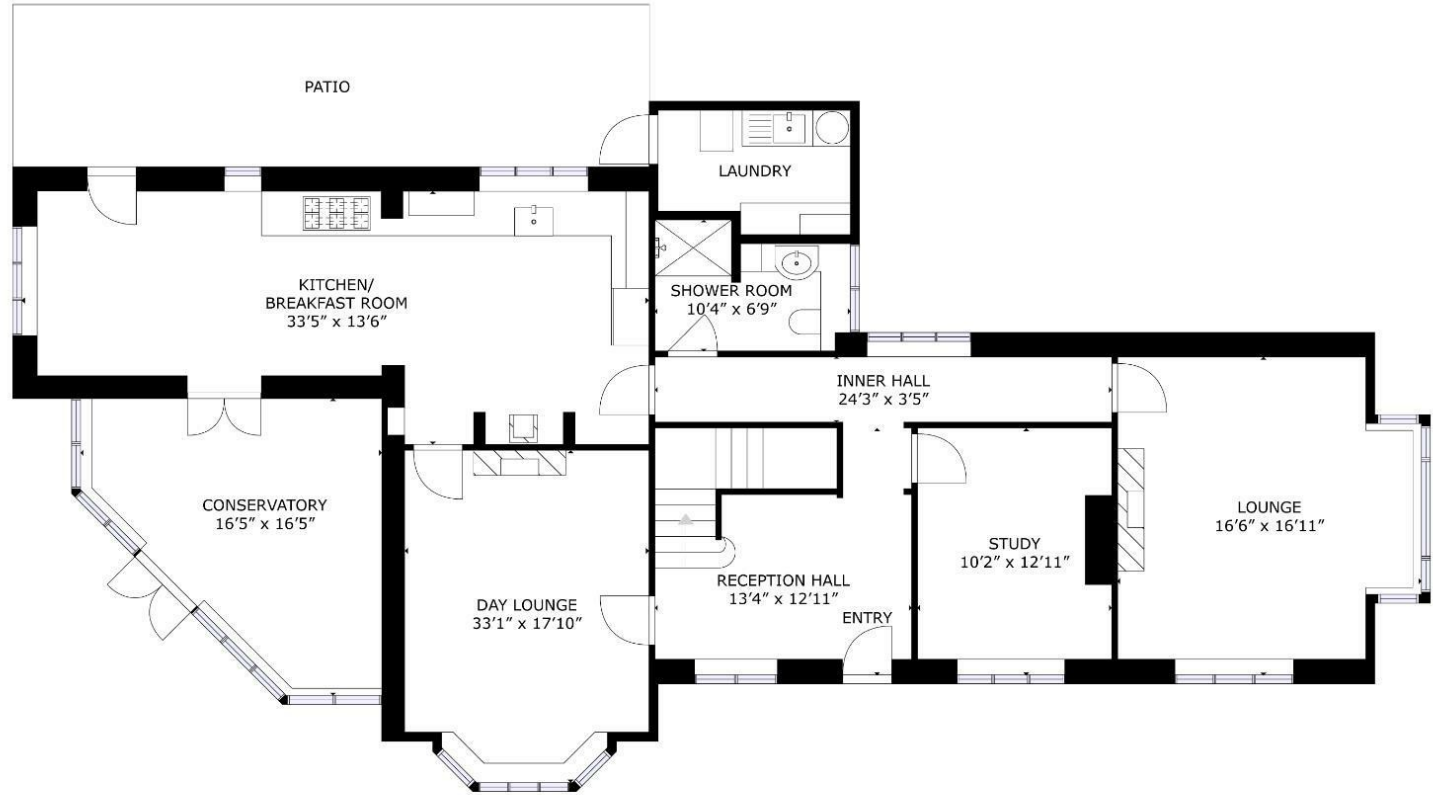


Coedfa Llanbedr D.C., Ruthin, Denbighshire, LL15 1UT

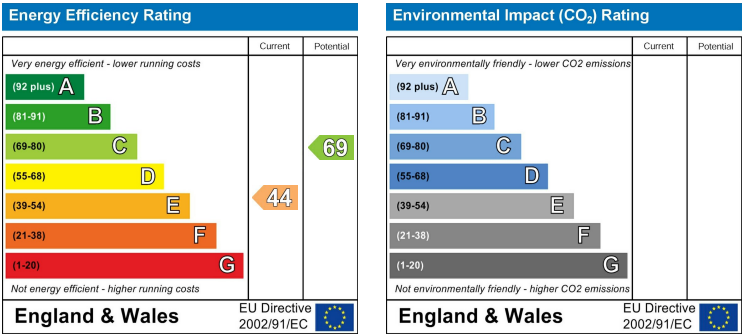


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1528 sq.ft, FLOOR 2: 1378 sq.ft
TOTAL: 2906 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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Coedfa
Llanbedr D.C., Ruthin, Denbighshire,
LL15 1UT

Price
£775,000

An imposing four/five-bedroom detached house with triple car garage set within extensive gardens and grounds extending to about 1.4 acre set in an enviable and predominately rural position commanding far reaching and panoramic views across the vale towards Eryri.

Elegant reception hall, inner hall, lounge, day lounge, study, highly appointed kitchen/dining room with Aga, conservatory, luxury shower room with cloaks. First floor long landing, four bedrooms, hobby room and beautifully appointed luxury bathroom.

Private entrance to a sweeping driveway with parking, triple car garage, and informal gardens.

LOCATION



Coedfa stand to the upper part of this popular village some 2.5 miles east of the market town of Ruthin. It is on the lower slopes of The Clwydian Hills in the Area Of Outstanding Natural Beauty and with splendid westerly views across The Vale towards Eryri, formerly known as Snowdonia. It is some 9 miles from Mold, 23 miles from Chester and with excellent road links towards Liverpool and Manchester.

This elegant family house is considered to date from the 1930s and has been sympathetically modernised and refurbished to provide a very comfortable and versatile family home. Approached over a sweeping driveway which extends across the front of the house to a wide parking area and garages.

RECEPTION HALL



There is a deep canopy entrance opening to a fine and central reception hall with a polished herringbone woodblock floor and a wide turned staircase rising to the first floor.



The rooms are arranged to take full advantage of the far-reaching views with a long inner hallway interconnecting between the main lounge, day lounge, study and the impressive kitchen/family room and conservatory.

LOUNGE



The lounge is a spacious room with a dual aspect, one affording views over the vale, whilst the other, a square bay window enjoys a pleasing aspect along the west facing gardens. It has an elegant York stone style fireplace with open fire grate and a high and moulded coved ceiling.



DAY LOUNGE



The day lounge is a light and airy room with a wide and shallow bay window affording a predominately westerly aspect across The Vale, a high moulded coved ceiling and elegant fireplace with inset fire and polished oak flooring. The room benefits from access from the entrance hall and the kitchen.



In addition, there is a study and a highly appointed and luxurious shower room.

KITCHEN/FAMILY ROOM



CONSERVATORY



The kitchen and dining room is very much the heart of the home with a bespoke range of furnishings to a Shaker style with an off-white finish to door and drawer fronts, white polished granite working surfaces to include a Belfast sink and a black enamelled four-oven electric Aga with hotplate and tiled upstand. There is a brick lined chimney breast with multi fuel stove and twin glazed doors opening to the adjoining conservatory which is a light and airy room designed to take full advantage of the far-reaching views and is often used as a dining room.