

Erw Rhos Gellifor, Ruthin, Denbighshire, LL15 1RY



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,823 sq.ft.
TOTAL : 1,823 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	70

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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LL15 1RY

Price
£495,000

A greatly extended and spacious three bedroom detached bungalow together with large detached purpose built snooker room (ideal for a variety of uses), garage and extensive gardens extending in total to about 0.4 acres.

Located in a secluded setting on a minor no-through lane just on the periphery of this popular rural village with splendid far reaching westerly views across the Vale of Clwyd. The accommodation comprises entrance porch, hall, spacious through lounge, separate dining room, conservatory, kitchen / breakfast room, rear porch/utility with store room, inner hall, three bedrooms, two bathrooms, part double glazing, oil central heating

Garage, purpose built detached snooker room with shower room and separate oil heating system, Extensive informal lawn grounds.

INSPECTION HIGHLY RECOMMENDED. NO ONWARD CHAIN.

LOCATION



The property is located on the periphery of the rural village of Gellifor located almost equi distant between the market towns of Ruthin and Denbigh. It is a predominately rural area sitting in the heart of the Vale of Clwyd with pleasing views in a predominately westerly direction over farmland and beyond.

The bungalow has benefitted from a large detached purpose built outbuilding providing games room. It is of cavity wall construction with UPVC double glazed windows and pitched roof and provides an ideal opportunity for a variety of uses as it also benefits from mains water and electricity, connected to the mains drainage system and has a modern independent heating system with oil fired combination boiler.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

UPVC double glazed door with matching side panel leading to enclosed porch, decorative ceramic tiled flooring to a terracotta style, panelled radiator.

HALL

3.94m max x 2.77m max (12'11" max x 9'1" max)

Wood grain effect laminate flooring, telephone point, radiator.

THROUGH LOUNGE

6.93m x 4.70m max (22'9" x 15'5" max)



A spacious and well lit room with a wide double glazed sliding patio window to the front affording a pleasing aspect over the lawn in a westerly direction across the Vale. Marble fireplace and hearth with an open fire grate, polished wood surround, TV point, double glazed window to the rear elevation, double panelled radiator.



MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW

GARDENS



The property stands within extensive grounds with a hard standing to the front of the games room providing secondary parking area. Beyond is a wide patio and thereafter a pathway leading to the front door. The gardens are mainly lawned being mainly to the rear with mature hedging and trees. The bungalow enjoys unobstructed views to the front over farmland and along the Vale.



DIRECTIONS

From the agent's Ruthin office proceed down Clwyd Street and on reaching the junction bear right and immediately left onto Denbigh Road. At the roundabout continue straight ahead to the village of Rhewl and take the first turning right signposted Gellifor. Follow the road to the T junction and bear left, continuing towards the village and turn left onto a minor tarmac lane after the 20mph sign. Continue for some 75yds whereupon Erw Rhos will be found on the right hand side.

COUNCIL TAX

Denbighshire County Council - Tax Band F

TENURE

Freehold.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

DINING ROOM

5.13m x 3.66m (16'10" x 12')



Double glazed window to gable elevation, marble fireplace and hearth with open fire grate, polished oak style surround, wood grain effect laminate floor covering, panelled radiator, twin glazed doors with matching side panels opening to the conservatory.



CONSERVATORY

2.97m x 2.77m (9'9" x 9'1")



Designed to take full advantage of the pleasing views, it is of UPVC framed construction with double glazed windows, pitched polycarbonate roof, ceramic tiled floor, twin glazed doors open to the front garden.

KITCHEN/BREAKFAST ROOM

5.11m x 3.15m (16'9" x 10'4")



Fitted with a range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts, contrasting roll edge working surfaces, inset one and half bowl sink with mixer tap and drainer, inset four ring electric hob with convector hood and light over, double oven, void and plumbing for washing machine, built in fridge. Tiled splashback with concealed downlighters in part, open shelving unit, double door airing cupboard with shelving/storage cupboard over. Terracotta style ceramic tiled flooring under the carpeting, double panelled radiator, two double glazed windows, part glazed door leading to rear porch/utility.

REAR PORCH/UTILITY

Plumbing for dishwasher, wall unit, side lobby opening to a boiler cupboard housing an oil fired unit.

UTILITY/STORE ROOM

2.84m x 1.73m (9'4" x 5'8")



Electric light and power, single glazed window to rear.

BATHROOM

2.77m x 1.80m (9'1" x 5'11")

Panelled bath, wash basin, separate walk in shower cubicle with electric shower, low level WC, tiled walls, ceramic tile flooring, panelled radiator.

INNER HALL

Located off the main lounge with panelled radiator and aluminium folding ladder leading to loft room.

LOFT ROOM

8.41m x 2.97m (27'7" x 9'9")

Window to gable, Velux double glazed roof light, under eaves access, limited headroom with approximately 5'9" max at the centre point.

BEDROOM ONE

6.17m x 4.11m max (20'3" x 13'6" max)



Two double glazed windows, two wall light points, radiator.



BEDROOM TWO

3.71m x 3.00m (12'2" x 9'10")

Double glazed window, panelled radiator.

BEDROOM THREE

3.78m x 2.69m (12'5" x 8'10")



Double glazed window, panelled radiator.

BATHROOM

2.67m x 2.51m (8'9" x 8'3")



White suite comprising panelled bath, separate walk in shower cubicle with glazed screen and electric shower, wash basin unit and low level WC, tiled walls, ceramic tile flooring, extractor fan, panelled radiator.

OUTSIDE

The property is approached over a paved driveway providing secondary parking access to a semi detached garage.

GARAGE

5.61m x 2.49m (18'5" x 8'2")

Metal up and over door, electric light and power installed.

GAMES ROOM

8.59m x 6.78m overall (28'2" x 22'3" overall)

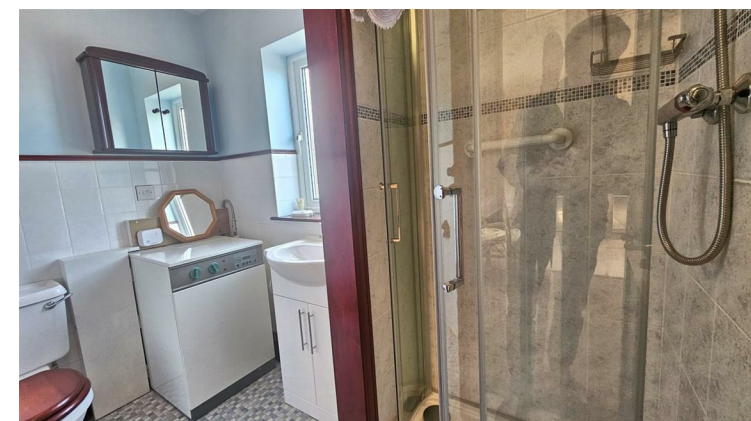


A very spacious and versatile room, the measurement includes an enclosed shower room. There are three double

glazed windows together with access to a useful loft area and two panelled radiators. The building which benefits from cavity wall construction would lend itself to ideal accommodation for a dependent relative or home office.



SHOWER ROOM AND WC



Corner cubicle, wash basin unit and WC. Worcester oil fired combination boiler providing heating and hot water.