

Bodlondeb Pwllglas, Ruthin, Denbighshire, LL15 2PB

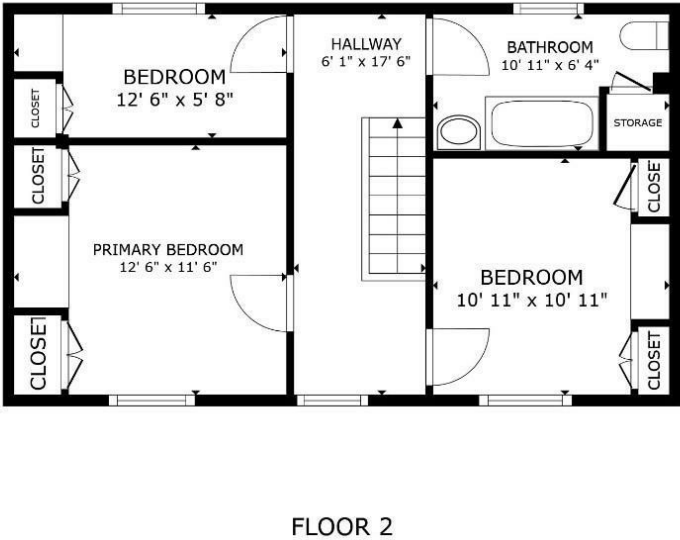
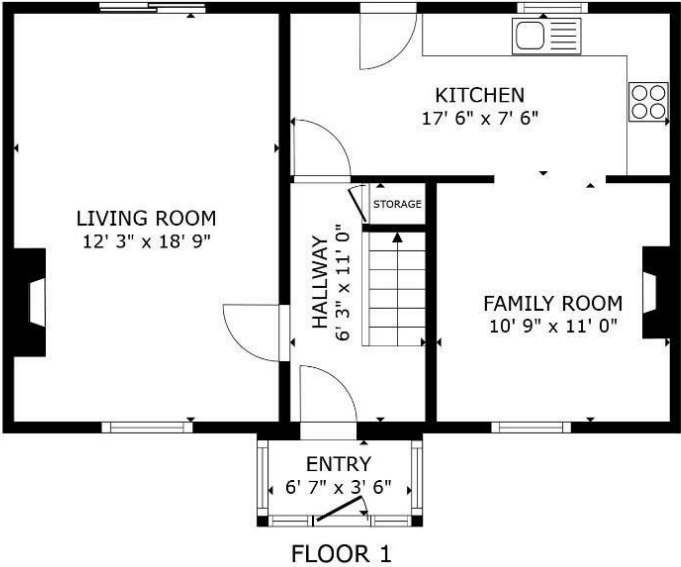
Cavendish
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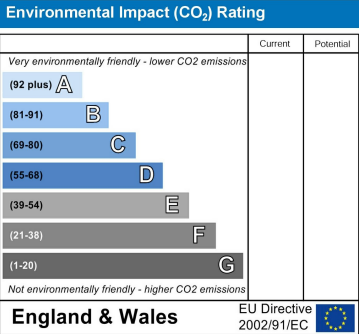
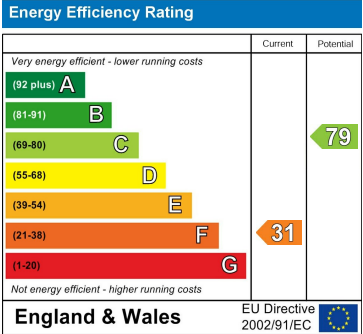
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GROSS INTERNAL AREA
FLOOR 1 596 sq.ft. FLOOR 2 528 sq.ft.
TOTAL : 1,123 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Bodlondeb
Pwllglas, Ruthin, Denbighshire,
LL15 2PB

Price
£300,000

AN ATTRACTIVE AND WELL PRESENTED THREE BEDROOM DETACHED HOUSE benefiting from a large detached garage/workshop, on site parking and large gardens to rear, located to the centre of this popular rural village community some 2 miles from Ruthin. The accommodation affords outbuilt porch, central hall, attractive through lounge with patio window, day lounge, modern fitted kitchen/dining room, first floor landing, three bedrooms and bathroom with WC. Gated driveway to side providing parking and access to an 24ft x 12ft detached garage/workshop. Large well presented gardens to rear with established kitchen garden with raised beds, number of fruit trees and informal lawns.

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.

LOCATION

Pwllglas is a popular rural village standing in the heart of the Clwyd Valley some 2 miles from the market town of Ruthin and with good road links towards Wrexham, Mold and Chester. There is an inn and a community run shop in the village serving daily needs, as well as a popular primary school in the neighbouring village of Llanfair D.C. Ruthin provides a wider range of shops catering with supermarkets, secondary schools for all ages and leisure facilities.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE PORCH

Outbuilt and enclosed porch with glazed door leading in, heather brown tiled floor, original yellow pine panelled and leaded glazed door leading to entrance hall.

ENTRANCE HALL

3.35m x 1.91m (11' x 6'3)



Staircase rising off with enclosed understairs cupboard, panelled radiator.

LOUNGE

5.72m x 3.73m (18'9 x 12'3)



A well lit through room with modern double glazed window to front with far reaching views in a southerly direction towards wooded countryside, fitted Venetian blind, double glazed sliding patio door leading to the rear garden, Adams style fireplace with painted fire surround, decorative tiled insert and raised hearth with electric coal effect fire, TV point, two panelled radiators.



KITCHEN/DINING ROOM

5.33m x 2.29m (17'6 x 7'6)



The kitchen has been refurbished with a contemporary range of base and wall mounted cupboards and drawers with painted finish to door and drawer fronts and contrasting wood grain effect working surfaces, inset white glazed sink with drainer and mixer tap, inset four ring electric hob with stainless steel extractor hood above, integrated oven, integrated fridge, pull out wicker basket drawers, attractive tiled splashbacks, ceramic tile flooring, glazed door to rear, panelled radiator.



DAY ROOM

3.61m x 3.28m (11'10 x 10'9)



An attractive room with moulded coved ceiling, modern UPVC double glazed window to front with far reaching southerly views towards wooded countryside, attractive Victorian style fireplace with decorative tiling, insert, raised hearth and a painted fire surround, fitted shelving to recess, panelled radiator.

FIRST FLOOR THROUGH LANDING



Double glazed windows to both front and rear elevations, panelled radiator.

BEDROOM ONE

3.81m x 3.51m (12'6 x 11'6)



Fitted louvre door wardrobes with locker storage cupboards over and central dressing table with mirror, modern double glazed window with far reaching southerly views, panelled radiator.

BEDROOM TWO

3.33m x 3.33m (10'11 x 10'11)



Double glazed window with southerly views, fitted louvre door wardrobes to either side of dressing table with locker storage cupboards over, panelled radiator.

BEDROOM THREE

3.81m x 1.73m (12'6 x 5'8)



Double glazed window to rear, fitted louvre door wardrobe with dressing table and locker storage cupboards over, panelled radiator.

BATHROOM

3.33m x 1.63m (10'11 x 5'4)



White suite comprising panelled bath with electric shower over, pedestal wash basin and WC, fitted linen cupboard with slatted shelving, double glazed window, panelled radiator, towel radiator.

OUTSIDE

The property is set back from the road with decorative wrought iron railings and brick built gate pillars leading to the front of the house. To

one side, wrought iron gates open to a wide driveway which provides ample space for parking two cars and access to a detached garage/workshop.

GARAGE/WORKSHOP

7.49m x 3.68m (24'7" x 12'1")



Metal up and over door to front, personal door to side, it is a versatile room with fitted work bench, plumbing for washing machine, Grant oil fired boiler providing heating and hot water to the house.

GARDENS



To the rear of the house is a wide riven stone effect tiled and slabbed patio with low level wall and steps rising up to a large and informal lawned garden with established hedging in the main together with fruit trees and raised beds to a kitchen garden.

DIRECTIONS

From the agent's Ruthin office proceed across the square and onto Castle Street and continue out of town for some 2 miles. On entering the village of Pwll Glas, continue towards the centre whereupon the property will be found on the right hand side before the village community stores.

TENURE

Believed to be freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band E

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 £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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