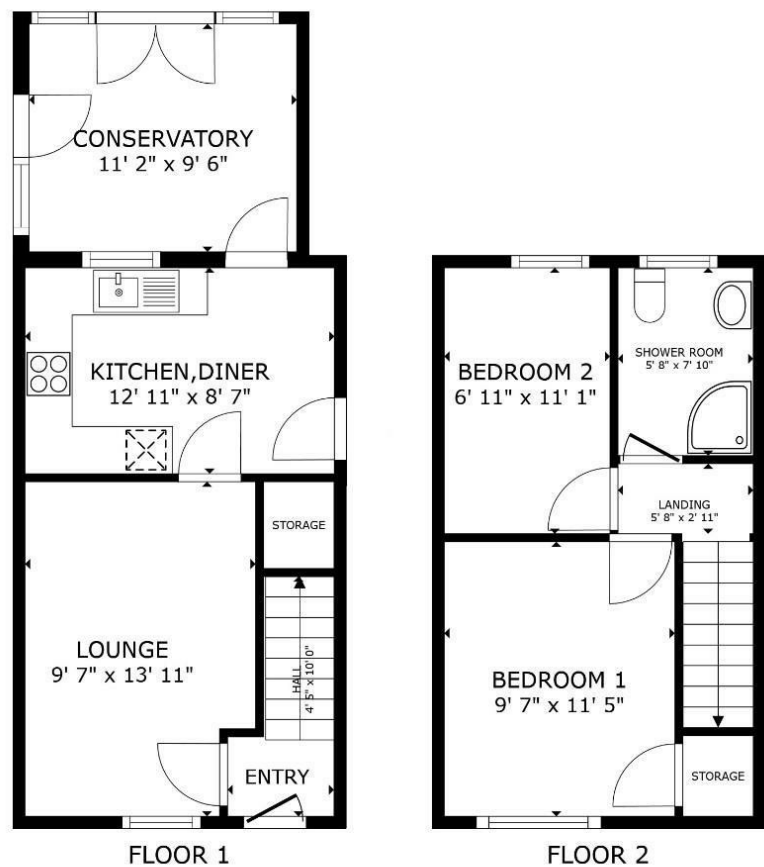
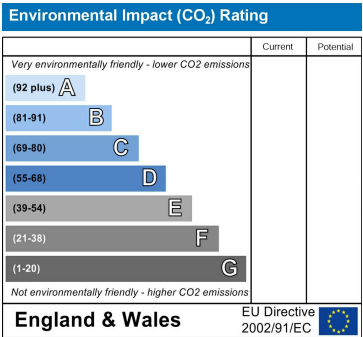
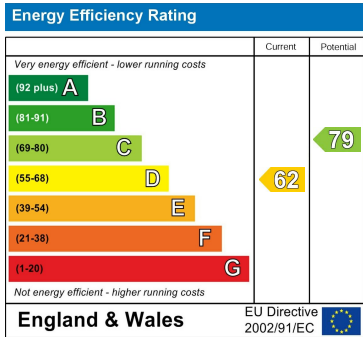
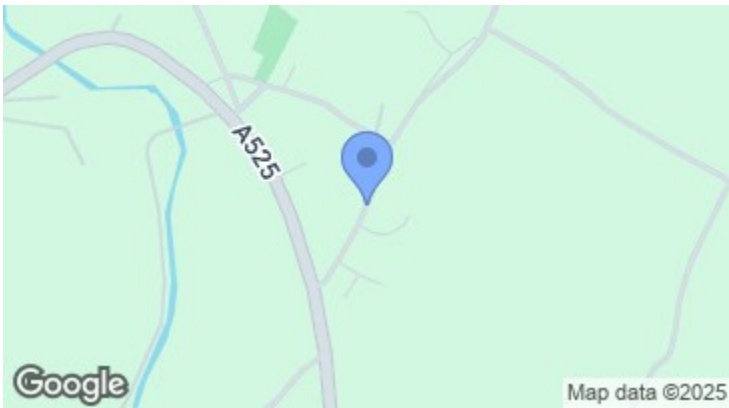


4 Bro Clywedog, Rhewl, Ruthin, Denbighshire, LL15 1BA



GROSS INTERNAL AREA  
FLOOR 1 303 sq.ft. FLOOR 2 295 sq.ft.  
EXCLUDED AREAS : CONSERVATORY 106 sq.ft.  
TOTAL : 597 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



4 Bro Clywedog  
Rhewl, Ruthin, Denbighshire,  
LL15 1BA

Price  
£185,000

A MODERNISED AND REFURBISHED TWO BEDROOM SEMI-DETACHED HOUSE WITH LARGE CONSERVATORY located to the centre of this popular rural village some 2 miles from Ruthin. Benefiting from double glazing and gas central heating, it affords entrance hall, lounge, quality fitted kitchen/dining room, large conservatory, first floor landing, two bedrooms and modern shower room and WC, driveway to side for two cars with gated access leading to an enclosed and low maintenance rear garden being mainly patio and large timber framed garden shed.

**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**

Rhewl is a popular rural village standing in the heart of the Vale of Clwyd. There is a very popular village hall together with children's playground, sports field and tennis court whilst the nearby market town of Ruthin provides a wide range of shops, secondary schools and leisure facilities.

**THE ACCOMMODATION COMPRISES****FRONT ENTRANCE**

Canopy entrance with UPVC double glazed door leading to hall.

**HALL**

Staircase rising off, wood grain effect finish extending into the adjoining lounge, panelled radiator.

**LOUNGE**

4.24m x 2.92m (13'11" x 9'7")



Double glazed window to front with aspect over the village, TV point, wood grain effect flooring, panelled radiator.

**KITCHEN/BREAKFAST ROOM**

3.94m x 2.62m (12'11" x 8'7")



Fitted with a modern range of base and wall mounted cupboards and drawers with a light cream toned finish to door and drawer fronts and contrasting wood grain effect working surfaces to include single drainer sink with mixer tap and drainer, inset four ring stainless steel gas hob with hood above, integrated double oven, void and plumbing for washing machine, deep understairs cupboard, panelled radiator.

**CONSERVATORY**

3.40m x 2.90m (11'2" x 9'6")



A versatile additional room to the rear of the house with double glazed windows and three external doors leading out to an enclosed and quite private patio garden. Wood grain effect floor finish.

**FIRST FLOOR LANDING****BEDROOM ONE**

3.48m x 2.92m (11'5" x 9'7")



Double glazed window to front with views across the village towards the Clwydian Hills, walk-in wardrobe with hanging rail and shelf, panelled radiator.

**BEDROOM TWO**

3.38m x 2.11m (11'1" x 6'11")



Double glazed window, fitted cupboard housing a modern Logic gas fired combination boiler providing heating and hot water, panelled radiator.

**SHOWER ROOM**

2.39m x 1.73m (7'10" x 5'8")



White suite comprising corner cubicle with glazed screen and electric shower, pedestal wash basin and WC, part tiled walls, double glazed window, panelled radiator.

**REAR GARDEN**

Gated access to one side leading to domestic area and thereafter a wide paved patio with established flower and shrub borders to one side, screen fencing in the main and a large timber framed and panelled garden shed with electric light and power installed.

**DIRECTIONS**

From the agent's Ruthin office proceed down Market Street and upon reaching the roundabout take the second exit onto the inner ring road. Follow the road to the second roundabout and turn right for Denbigh. Continue for about 1 mile and upon entering the village of Rhewl take the first right signposted Gellifor whereupon the property will be found after about 100yds on the right hand side.

**COUNCIL TAX**

Denbighshire County Council - Tax Band C

**TENURE**

Understood to be 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.

**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.