

Wern Pentre Celyn, Ruthin, Denbighshire, LL15 2HF

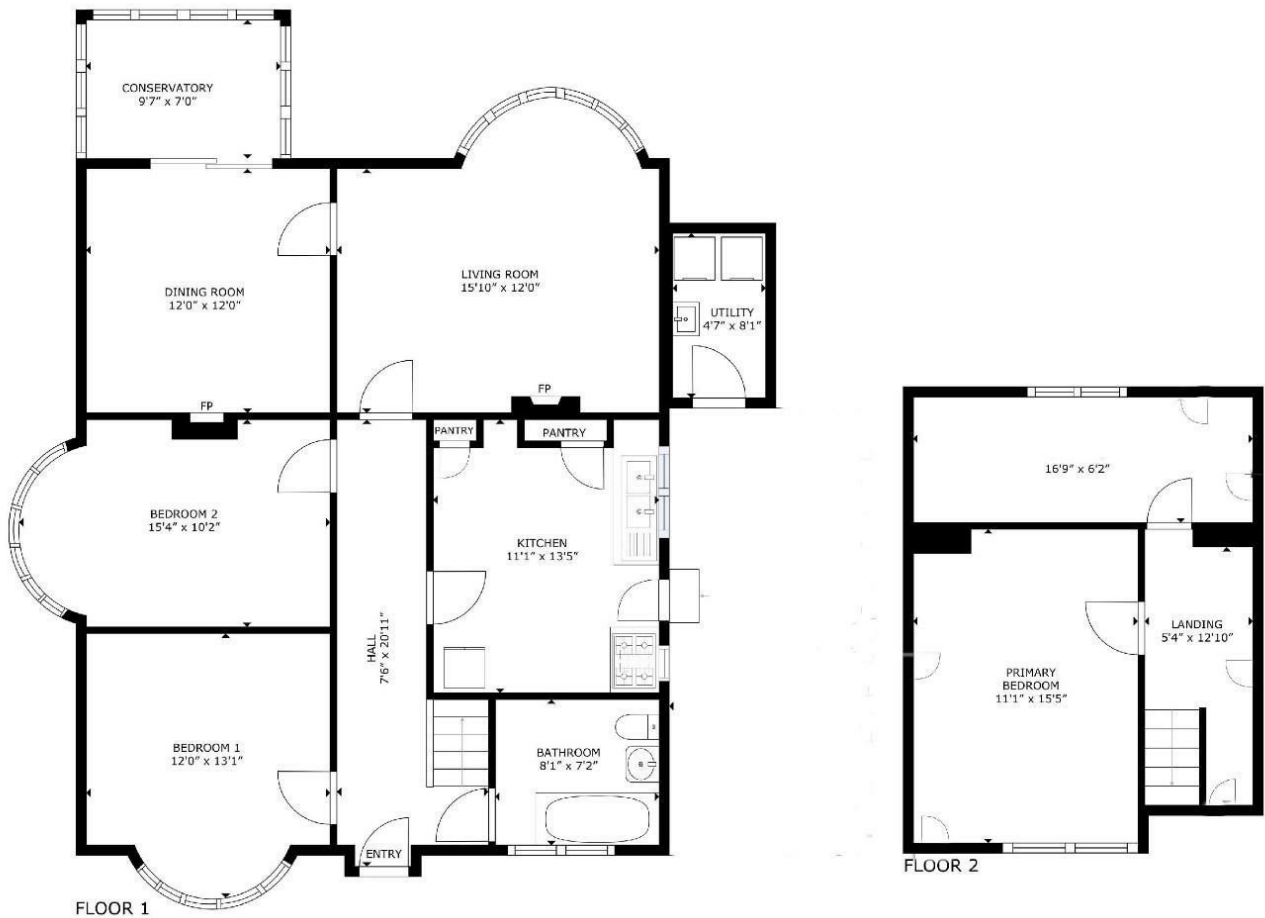
Cavendish
ESTATE AGENTS

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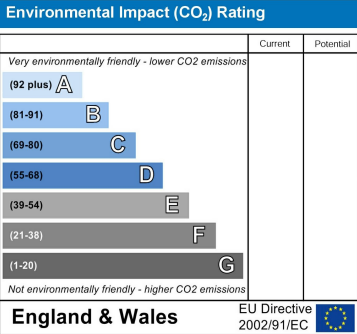
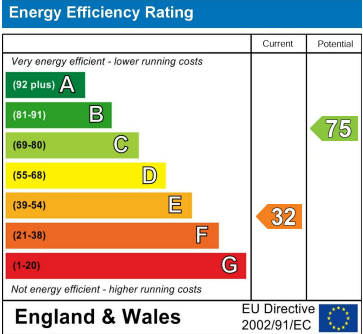
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GROSS INTERNAL AREA
FLOOR 1: 1,128 sq. ft. FLOOR 2: 361 sq. ft.
TOTAL: 1,489 sq. ft.
EXCLUDED AREA: CARPORT: 209 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Wern

Pentre Celyn, Ruthin, Denbighshire,
LL15 2HF

Price
£325,000

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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Wrexham 13 miles. Chester 24 miles. Mold 13 miles.

LOCATION



Pentre Celyn is a small rural hamlet standing on the western slopes of the Clwydian Hills some 4 miles from the market town of Ruthin. There is a local primary school in the hamlet whilst Ruthin town centre provides a range of shopping facilities catering for most daily needs, secondary school and leisure facilities.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Glazed wood framed front door to reception hall.

RECEPTION HALL

6.45m x 1.27m (21'2" x 4'2")



A spacious hallway with staircase to the first floor and double panelled radiator.

LIVING ROOM

4.83m x 4.42m into bay (15'10" x 14'6" into bay)



A well proportioned room with a wide double glazed bay window to the rear overlooking the gardens and with superb views over the

surrounding countryside, wooden fireplace surround with tiled insert and hearth and open fire grate, coved ceiling, two wall light points and double panelled radiator. Glazed panelled internal door to dining room.



DINING ROOM

3.63m x 3.61m (11'11" x 11'10")



Feature tiled fireplace and hearth with open fire grate, plate rack, double panelled radiator and UPVC sliding patio door leading through to the conservatory.

CONSERVATORY

3.05m x 1.91m (10' x 6'3")

Lean-to style conservatory with single glazed windows with matching exterior sliding door and polycarbonate type roof covering.

KITCHEN

3.71m x 3.40m (12'2" x 11'2")



A good size kitchen with a range of base and wall units with double drainer twin inset sink unit with mixer tap and tiled splashback. Free-standing

Worcester oil fired central heating boiler with cupboards to either side housing the hot water cylinder tank and further storage. Vinyl floor covering, two single glazed windows and exterior door.



BEDROOM ONE

3.99m x 3.63m (13'1" x 11'11")

Wide bay window to the front with views across to the Clwydian Hills and radiator.

BEDROOM TWO

3.15m x 4.27m (10'4" x 14')

Bay window to the side elevation and double panelled radiator.

BATHROOM

2.44m x 2.11m (8' x 6'11")



Fitted with a traditional white suite comprising cast iron bath with electric shower, wash basin and WC. Radiator and window.

FIRST FLOOR LANDING

Access to under eaves storage.

BEDROOM THREE

4.78m x 3.40m (15'8" x 11'2")



Single glazed dormer window to the front with far reaching views over the surrounding countryside and across to Moel Famau in the far distance. Access to under eaves storage, loft access and double panelled radiator.

BEDROOM FOUR

5.11m x 1.85m (16'9" x 6'1")



Single glazed dormer window to the rear with far reaching views, double panelled radiator and access to under eaves storage.

OUTSIDE



The property is approached via a splayed entrance with brick columns and metal gates leading to a concrete driveway affording off road parking as well as access to the adjoining carport and garage.

FRONT GARDEN

Front lawned garden area with established hedging to the lane side.

GARAGE

Single prefabricated garage with up and over door and side door.

CARPORT

Steel framed construction with corrugated roof.

UTILITY ROOM

Plumbing for washing machine and enamel sink.

REAR GARDEN



To the rear is a good size fully enclosed lawned garden with mature hedging to the boundaries, various established trees, storage sheds and green house.



DIRECTIONS

From Ruthin take the A525 Wrexham road, proceeding through Llanfair D.C. and after some 2 miles take the left turn immediately before the Llysfasi Agricultural College, signposted for

Pentrecelyn/Graigfechan. Continue passed the school and into the hamlet and take the first right onto the minor lane whereupon the property will be found on the right hand side.

AGENTS NOTES

Private septic tank drainage.

TENURE

Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

COUNCIL TAX

Denbighshire County Council - Tax Band F.

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 Mold Office 01352 751515.

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

DW/PMW