

6 Ffynnon Bach, Llanelidan, Ruthin, Denbighshire, LL15 2PY

St Peter's Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

Cavendish  
ESTATE AGENTS

www.cavendishproperties.co.uk



GROSS INTERNAL AREA  
FLOOR 1: 756 sq. ft. FLOOR 2: 405 sq. ft.  
FLOOR 3: 192 sq. ft. TOTAL: 1,354 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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

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.

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6 Ffynnon Bach  
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Price  
£275,000

An exceptional 4 bedroom extended semi-detached house, greatly extended and refurbished to provide a stunning family home with private landscaped gardens to rear which can only be appreciated on inspection. This is a very unique house cleverly extended and re-modelled to create a large contemporary house. It affords entrance hall, lounge with wood stove and oak flooring, cloakroom side entrance hall opening to an amazing 27ft x 16ft kitchen/dining room with lantern roof, highly equipped kitchen with large central breakfast bar, a home office and utility room. To the first floor are 3 bedrooms and bathroom, and an enclosed spiral staircase leads to a large loft bedroom with velux. Beautiful landscaped garden to rear with sweeping patios, shrubberies, lawn and large garden shed.

Electric car charging point.



## LOCATION



Llanelidan is a Hamlet nestling in a secluded rural setting within the Nantclwyd Estate about 1.25 miles from the A494(T) Ruthin to Corwen Road some 5 miles from Ruthin and 17 miles from Mold. Llanelidan is centred on a small church, noted Inn and village cricket ground. The nearby market town provides an excellent range of facilities including secondary school, whilst there are primary schools in the villages of Pentrecelyn and Pwllglas as well as in the town. Ruthin golf club is situated in Pwllglas some 3.5 miles distant.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Glazed and panelled UPVC door leading to entrance hall.

### ENTRANCE HALL



Staircase rising off with attractive oak newel and balustrade

with twisted oak spindles, double glazed window with vertical blind, enclosed understairs storage cabinet also housing a modern Worcester oil fired combination boiler providing heating and hot water. Stone effect floor finish, ceiling downlighters, panelled radiator.

### CLOAKROOM

Modern white suite comprising shaped basin with pillar tap, low level WC, fully tiled walls with decorative insert tiling in part with mirror, extractor fan, double glazed window, matching flooring, panelled radiator.

### LOUNGE

4.70m x 3.58m (15'5 x 11'9)



Chimney breast with recessed and slate topped hearth with contemporary wood burning stove, oak mantel, fitted cabinet to one side with three storage cabinets with oak top and TV point, oak laminated flooring, double glazed window to front with pleasing aspect towards woodland forming part of the Nant Clwyd Estate, panelled radiator.



viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

### \*EXTRA SERVICES - REFERRALS

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

### DIRECTIONS

From the agent's Ruthin office proceed across the square and onto Castle Street and follow the road out of town for some 2 miles proceeding through the village of Pwll Glas and continue for a further 1 mile and on reaching the long straight with a beech hedge which delineates the Nant Clwyd Estate take the next left turning signposted Llanelidan. Follow the country lane to the village proceeding over the minor cross roads and continue for a further 400yds whereupon Bryn Fynnon will be found set back on the right hand side.

### COUNCIL TAX

Denbighshire County Council - Tax Band C

### TENURE

Freehold

### \*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

### \*MATERIAL INFORMATION REPORT

The Material Information Report for this property can be





Steps lead up to an upper patio where there is a modern bunded oil tank and a large 10' x 6' timber framed and panelled garden shed with electric light and power installed.

## SIDE HALL



Double glazed door with full length panel to side leading in, large porcelain tiled floor which extends into the adjoining utility and kitchen/dining room, panelled radiator.

## KITCHEN/DINING ROOM

8.41m x 4.90m (277 x 16'1)



A splendid addition to the house, it provides a large and versatile room well lit with four double glazed windows overlooking the rear garden, double glazed doors leading out and large central double glazed lantern to the main roof.



The kitchen is fitted with a range of base and wall cabinets with anthracite finish to door and drawer fronts and contrasting Quartz Silestone working surfaces and upstands. To the centre is a large breakfast bar with integrated Neff Circatherm hob and Neff recycling hood, four seater breakfast bar, fitted pan drawers, storage.



In the main kitchen area are a range of Neff appliances comprising two Circatherm ovens, microwave oven and bean to cup coffee machine. Integrated larder and freezer, Bosch dishwasher. There is a pull out waste drawer and a corner carousel, ceiling downlighters, two panelled radiators and integrated Bluetooth speakers.



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### HOME OFFICE

2.46m x 2.21m (8'1 x 7'3)



Cleverly designed with a full depth window to provide natural light, it has ceiling downlighters and panelled radiator.

### UTILITY ROOM

2.46m x 1.27m (8'1 x 4'2)



Fitted worktop with void and plumbing for washing machine and space for tumble dryer, wall shelf, storage cabinets, matching flooring, panelled radiator.

### FIRST FLOOR LANDING

Enclosed stairwell leading to the loft room.

### BEDROOM ONE

3.15m x 2.54m (10'4 x 8'4)



Double glazed window to rear with modern painted shutters, downlighters, outbuilt mirror fronted sliding 4 door wardrobe, panelled radiator.

### BEDROOM TWO

3.15m x 2.24m (10'4 x 7'4)



Double glazed window to rear, 2 sliding door wardrobe providing a combination of hanging rails and shelving, downlighters, panelled radiator.

### BEDROOM THREE

2.72m x 2.39m (8'11 x 7'10)



Double glazed window to front, ceiling downlighters and panelled radiator.

### BATHROOM

2.84m x 2.51m (9'4 x 8'3)



White suite comprising panelled bath, separate walk in shower cubicle with glazed screen and high output shower with monsoon style head, pedestal wash basin and WC, fitted cupboards with shelving, extractor fan, double glazed window, downlighters, panelled radiator.



### LOFT BEDROOM 4

4.34m x 4.11m (14'3 x 13'6)



Modern spiral staircase leads to this very versatile room which has two Velux rooflights, ceiling downlighters, access to under eaves storage, panelled radiator.

### OUTSIDE

The property stands within this popular residential cul de sac with a wide stone effect imprinted driveway to the front providing ample space for parking two cars, gravelled area to side. The printed concrete extends along the left hand elevation where the electric charging point has been installed together with gated access leading to the rear garden.