



GROSS INTERNAL AREA  
FLOOR 1: 829 sq ft, FLOOR 2: 819 sq ft  
EXCLUDED AREAS: CONSERVATORY: 73 sq ft, GARAGE: 422 sq ft  
TOTAL: 1648 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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Penrhiw Fawr  
Cyffylliog, Ruthin, Denbighshire  
LL15 2BT

Price  
£450,000

TRADITIONAL FOUR BEDROOM DETACHED HOUSE WITH ADJOINING GARAGE/WORKSHOP, a detached range with potential for conversion, with planning permission, modern steel framed outbuilding and large informal gardens, the whole extending to about 0.44 acre. Located in a very secluded rural setting between the villages of Llanrhaeadr and Cyffylliog, some 4 miles from Ruthin.

Set on a very minor country lane in the heart of rolling countryside, this traditional family home affords outbuilt conservatory, large lounge with heavy beamed ceiling and inglenook fireplace, dining room, modern kitchen, large utility and cloaks with WC, first floor landing, four bedrooms, large family bathroom. Substantial outbuilding providing garage with home office/studio above, further stable presently providing three dog kennels and runs, wood store. Extensive informal lawns with open south and westerly aspect over rolling countryside. Inspection recommended.



## LOCATION



The property stands in a very secluded setting on a minor country lane about 1 mile from Cyffylliog in the heart of rolling farmland. It is within easy reach of the village of Llanrhaeadr and Ruthin.

## THE ACCOMMODATION COMPRISES

### CONSERVATORY

3.15m x 2.06m (10'4" x 6'9")



Outbuilt enclosed conservatory designed to take full advantage of the splendid aspect in a southerly direction over gardens and land beyond. Woodgrain effect double glazed door with matching windows to three sides, pitched polycarbonate roof. Woodgrain effect floor finish, glazed door opening to large open plan lounge.

## LOUNGE

8.43m x 4.09m (27'8" x 13'5")



An impressive room with a stone lined inglenook style fireplace with supporting beam, raised stone hearth and large wood burning stove. Two double glazed windows to front with southerly aspect and deep sills, wall light points, heavy beamed ceiling with supporting pillars, open tread staircase rising off, TV point, two radiators. Panelled door to dining room.



Llanfwrog and on passing the Cross Keys Inn, take the first right signposted Bontuchel and Cyffylliog. Continue into the village of Bontuchel and turn right over the bridge and uphill for 3/4 mile, turn left and follow the road for 1/2 mile to the T junction. Turn right at the T junction and the property will be found on the left.

## WHAT3WORDS

producing.skidding.paves

## COUNCIL TAX

Denbighshire County Council - Tax Band E

## 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 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.

## VIEWINGS

By appointment through the Agent's Ruthin office 01824

703030.

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

HE/PMW



providing a large log and coal store and adjoining dog kennels with three purpose made runs and kennels. Electric light and power.

Planning consent for single storey dwelling house. Planning consent code 14/2004/1373/PF dated 09/12/04.

### FORMER SHIPPON

Providing further garage/storage together with external staircase leading to a very useful first floor home office/hobby room.

### PURPOSE BUILT SHED



Steel framed and powder coated corrugated metal shed with large doors to front, half paved floor.

### GARDENS



The gardens are located to either side of the minor lane. To

the front is a delightful open plan lawn with mature tree and pleasing southerly views over adjoining farmland. The main gardens are to the rear approached either by a six-bar gate adjoining the shed or via a gap between the house and the outbuildings.



It provides an extensive sweeping lawn which extends along the rear of the house to a further dog run and kennel together with domestic area with established and well stocked flower and shrub borders, pathway leading round to the western elevation.



### DIRECTIONS

From the Agent's Ruthin office proceed down Clwyd Street and on reaching the junction with Mwrog Street, bear left. Follow the road directly over the mini roundabout into

### DINING ROOM

3.81m x 2.49m (12'6" x 8'2")



Double glazed windows to both front and rear elevations with wall light points, panelled radiator.

### KITCHEN/BREAKFAST ROOM

6.10m x 2.72m max (20' x 8'11" max)



A well lit room with two double glazed windows, one of which affords splendid south-westerly aspect over rolling countryside, it has UPVC windows with a deep sill. The kitchen is fitted with a range of base and wall mounted cupboards and drawers with a solid oak panelled finish to door and drawer fronts with glazed display cabinets and a contrasting stone effect working surface to include breakfast bar. Inset twin bowl sink with drainer and mixer tap, space for slot in electric cooker with concealed hood above, space for fridge, space for dishwasher, louvre door pantry cupboard with shelving. Double glazed window to the rear domestic area, panelled radiator.



### UTILITY ROOM

4.17m x 2.01m (13'8" x 6'7")



High level window with storage shelf, wall cupboards, space for fridge and freezer, plumbing for washing machine, vent for tumble dryer.

### CLOAKROOM

Low level WC, UPVC double glazed door leading to outside.

### FIRST FLOOR LANDING

Long landing which extends across the majority of the rear elevation of the house with double glazed window and panelled radiator.



### BEDROOM ONE

4.75m x 2.95m (15'7" x 9'8")



Wide double glazed window to front with splendid southerly views, partially vaulted ceiling with painted purlin, fitted wardrobes comprising two double door robes with mirrored fronts in part, locker storage cupboards, side cupboards and dressing table, panelled radiator.

### BEDROOM TWO

3.10m x 2.95m (10'2" x 9'8")



Partially vaulted ceiling with exposed beams, double glazed window with tiled sill and far reaching southerly views towards the Clwydian Hills, fitted wardrobe with hanging rail and high level shelf, wall light points, panelled radiator.

### BEDROOM THREE

4.50m x 2.06m (14'9" x 6'9")



Double glazed window with splendid south-westerly views over rolling countryside, beamed ceiling to part, wall light point, fitted cupboard with shelving, radiator.

### BEDROOM FOUR

2.95m x 2.06m (9'8" x 6'9")



Double glazed window to front, part beamed ceiling, deep recess providing an open fronted wardrobe and shelving, panelled radiator.

### BATHROOM

4.60m x 1.83m (15'1" x 6')



A large room with a coloured suite comprising panelled bath with grip handles, separate walk-in shower cubicle with electric unit, bidet, pedestal wash basin and WC, fully tiled walls, mirror fronted sliding door airing cupboard with slatted shelving and pre-lagged cylinder with immersion heater, panelled radiator.



### OUTSIDE



The property stands on a very minor country lane in the heart of rolling countryside about 1 mile from the hamlet of Cyffylliog and within 5 miles of Ruthin. It has a wide tarmac driveway to front providing extensive parking together with a raised stone edged rose bed. Adjoining is an attached building providing a large double garage and workshop.

### GARAGE AND WORKSHOP

9.65m x 3.96m (31'8" x 13')

Metal up and over door leading in, electric light and power installed, Warm Flow oil fired boiler providing domestic hot water and heating.

### OUTBUILDINGS



A substantial stone block and pebble dash rendered range