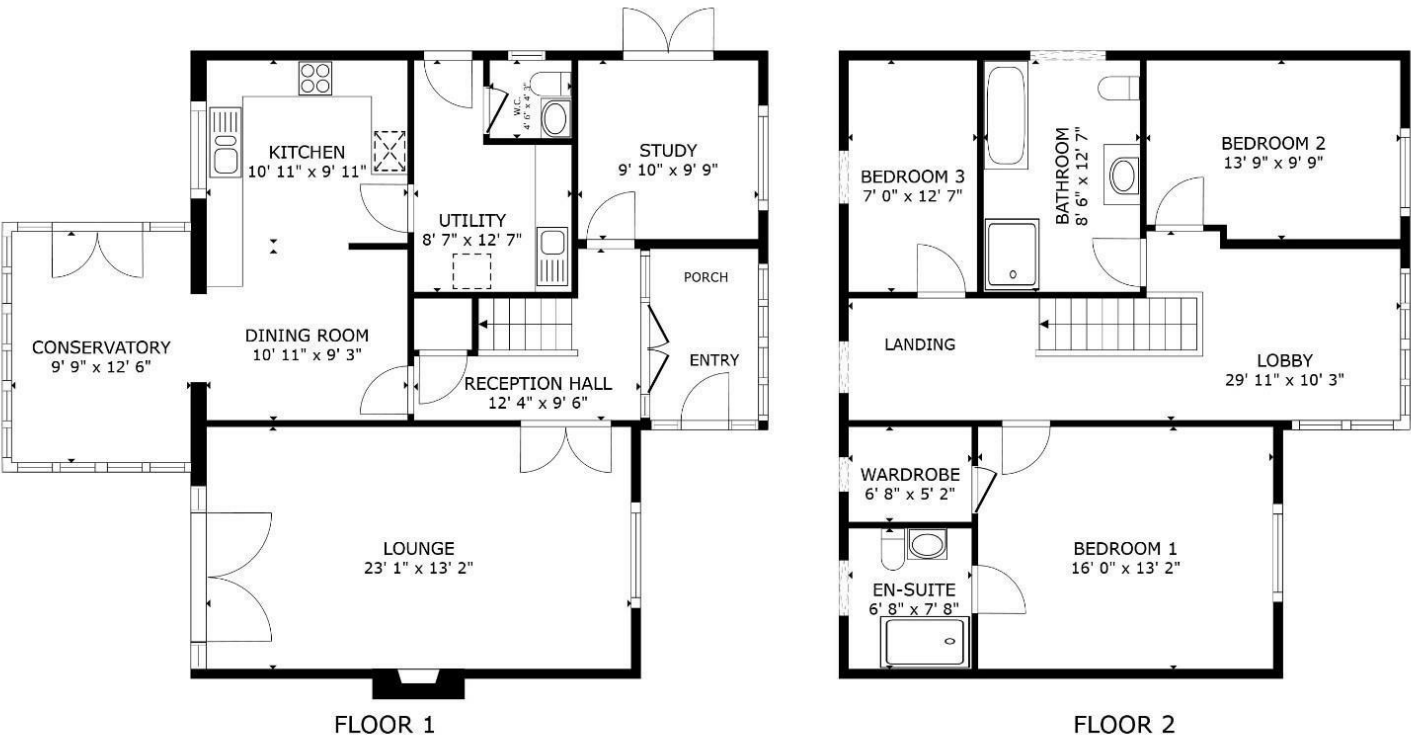
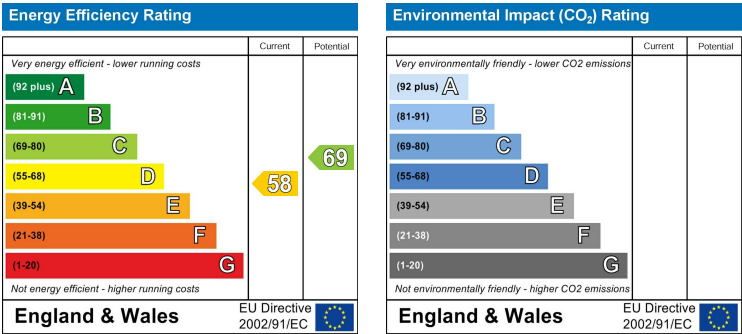


Berllan Newydd Gellifor, Ruthin, Denbighshire, LL15 1SF



GROSS INTERNAL AREA
FLOOR 1 965 sq.ft. FLOOR 2 896 sq.ft.
TOTAL : 1,861 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Berllan Newydd
Gellifor, Ruthin, Denbighshire
LL15 1SF

Price
£450,000

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.

A 3 BEDROOM DETACHED HOUSE WITH CONSERVATORY & DETACHED DOUBLE GARAGE, STANDING WITHIN MATURE & LANDSCAPED GARDENS WITH OPEN WESTERLY VIEWS TO THE FRONT.

Standing in the centre of this popular rural village in the heart of The Vale, this elegant house affords an enclosed entrance porch with modern shutters, central hall, through lounge, study, modern fitted kitchen/dining room, large conservatory, utility room and cloaks.

First floor through landing with a unique sitting area with shuttered windows overlooking The Vale, main bedroom with walk-in wardrobe & en-suite, 2 further bedrooms and bathroom..

Gated entrance with extensive driveway and detached double garage. Private and mature gardens to rear.

LOCATION

The property stands in an enviable position in the centre of this popular rural village in the heart of The vale. It is almost equidistant between Ruthin and Denbigh in an area noted for it's scenic beauty with close access to The Clwydian Hills.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH



Hardwood panelled and glazed door leading to an enclosed entrance porch, full depth double glazed windows to two sides one including bespoke blinds, Karndean style floor finish with decorative central motif, twin glazed doors within a glass surround opening to central hall.

CENTRAL HALL

3.76m x 2.90m (12'4 x 9'6)



Staircase rising off with enclosed understairs cupboard, panelled radiator.

LOUNGE

7.04m x 4.01m (23'1 x 13'2)



An elegant through room with Adams style fireplace. It is lined in limestone tiles with inset contemporary wood stove and oak panelled fire surround, two recessed display niches with glass shelves and concealed lighting, coved ceiling, double glazed window to front with roller blind, double glazed patio doors opening to the rear garden, TV point, wall light points, two panelled radiators.



STUDY

3.00m x 2.97m (9'10 x 9'9)

Double glazed French doors to side with integrated blinds, double glazed window to front, Karndean style woodgrain effect floor finish with decorative edging, coved ceiling, panelled radiator.

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

OUTSIDE



The property stands within large gardens. The house is set back from the village road with a wide splayed entrance with low level brick walling, pedestrian gate and a four-bar cruck gate opening to the front drive. The drive extends across the front elevation providing space for parking together with access to the right hand side. The plot is bounded to either side by mature hedging which affords a high degree of privacy together with a number of specimen shrubs and trees.



The rear garden is a particular feature of the house as it affords a high degree of privacy. There is a flagged patio which extends across the majority of the elevation with large shaped lawn adjoining, established flower and shrub borders, combination of mature hedging and screen fencing. There is a decked area to the rear of the garage with potting shed, oil storage tank and aluminium framed greenhouse.

DOUBLE GARAGE

Attached double garage with metal up and over door to front, electric light and power installed, personnel door to side.

DIRECTIONS

From the Agent's Ruthin Office take the A525 Denbigh Road and on entering the village of Rhewl take the first right turning signposted for Gellifor and Llandyrnog. Continue through the village to the 'T' junction with the A5104 and turn left. Follow the road through the 'S' bends and continue straight ahead into Gellifor village. On reaching the fork in the road continue straight ahead and after about 300 metres the property will be found on the right.

COUNCIL TAX

Denbighshire County Council - Tax band F

TENURE

Understood to be 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

KITCHEN/DINING ROOM

5.84m x 3.33m (19'2" x 10'11")



The kitchen has been refurbished with a contemporary range of base and wall mounted cupboards and drawers with a light grey toned finish to door and drawer fronts and contrasting woodgrain effect working surfaces to include an inset one and half bowl composite sink with drainer and mixer tap, integrated four ring electric hob with stainless steel and glass hood above, glass upstand, integrated Bosch double oven, dishwasher, fridge/freezer, pantry cupboard. Ceiling downlighters, modern vertical column radiator, Worcester oil fired combination boiler providing heating and hot water. Square opening to conservatory.



CONSERVATORY

3.81m x 2.97m (12'6" x 9'9")



Designed to take full advantage of the pleasing aspect over the rear garden with double glazed windows to three sides to include French doors leading out, pitched and glazed roof, it has a ceramic tiled floor and radiator.

UTILITY ROOM

3.84m x 2.62m (12'7" x 8'7")



Fitted base and wall units with inset sink to working surface, void and plumbing for washing machine, space for tumble dryer, heather brown tiled floor, double glazed composite door leading to side, panelled radiator.

CLOAKROOM

Corner wash basin with tiled splash and low level WC, matching flooring to hall, panelled radiator.

FIRST FLOOR LANDING

9.12m x 3.12m (29'11 x 10'3)



An interesting room which extends from the front to the rear of the house, the front area designed as an attractive sitting area with floor level windows to two sides both with integrated blinds, it affords pleasing views mainly in a westerly direction over farmland towards wooded countryside beyond, partially vaulted ceiling, two panelled radiators.



BEDROOM ONE

4.88m x 4.01m (16' x 13'2)



A large double room with high vaulted ceiling, double glazed window to front, walk-in wardrobe with Velux roof light, radiator.

EN SUITE SHOWER ROOM

2.34m x 2.03m (7'8 x 6'8)



Modern suite comprising floor level tray with glazed screen and shower with monsoon style head, fitted cabinet incorporating wash basin and WC, slate effect floor finish, extractor fan, chrome towel radiator.

BEDROOM TWO

4.19m x 2.97m (13'9 x 9'9)



Double glazed window to front with high vaulted ceiling, panelled radiator.

BEDROOM THREE

3.84m x 2.13m (12'7 x 7')



High level double glazed window to rear, vaulted ceiling, panelled radiator.

BATHROOM

3.84m x 2.59m (12'7 x 8'6)



Panelled bath, separate walk-in shower cubicle with glazed screen and shower with monsoon style head, fitted cabinet to one wall providing a dresser style unit with inset bowl, fitted cabinets, mirrors, shelving and pelmet lighting, low level WC, extractor fan, panelled radiator.

