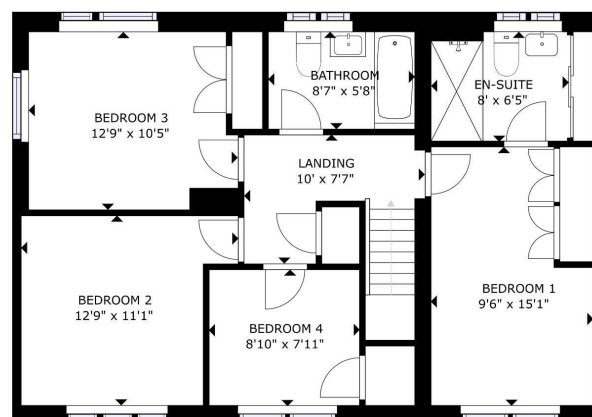


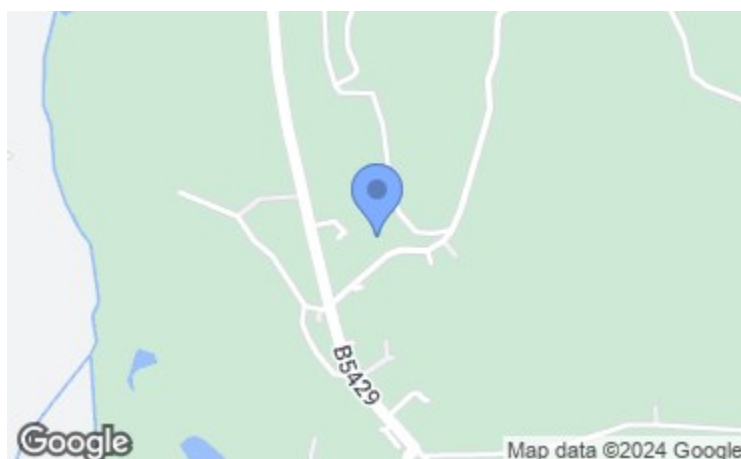
GROSS INTERNAL AREA
FLOOR 1: 845 sq ft, FLOOR 2: 735 sq ft
TOTAL: 1579 sq ft

Matterport



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Matterport



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	69

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

Pen Y Fan, Graigfechan
Ruthin, Denbighshire
LL15 2EY

Price
£400,000

A BEAUTIFULLY APPOINTED FOUR BEDROOM DETACHED HOUSE standing on a minor country lane in the centre of this very popular rural village, some 4.25 miles south of the market town of Ruthin.

Enjoying enviable westerly views across the village and The Vale towards Llanfair D.C. and beyond. The house has benefitted from modernisation and some remodelling to provide a very contemporary family home. It affords enclosed entrance porch, reception hall with refurbished cloakroom and WC, a through lounge with patio windows opening to a large west facing decked patio, large open plan luxury fitted kitchen and dining room with feature fireplace and adjoining day lounge. First floor landing, bedroom one with fitted wardrobes and refurbished en-suite shower room, three further bedrooms and modern bathroom suite, double glazing and oil central heating, gated entrance with a wide driveway providing ample parking and a low maintenance garden. Enclosed and quite unique split level decked patios which extend across the full width of the rear of the house and with steps leading down to a further lower garden with garden shed. INSPECTION RECOMMENDED.

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.

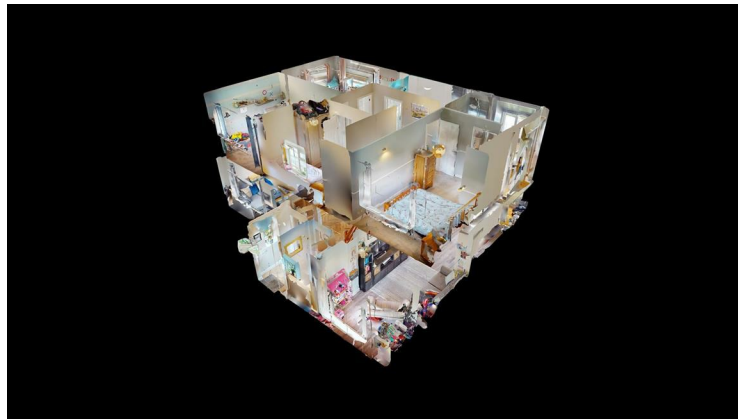
Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION

Graigfechan is a popular rural village standing on the western slopes of the Clwydian Hills some 4 miles from the market town of Ruthin and conveniently placed some 14 miles from Wrexham and 12 miles Mold. The nearby town of Ruthin provides a wide range of facilities catering for most daily requirements with primary school in the village of Pentre Celyn approximately 1.25 miles distance and secondary school in Ruthin.

3D VIRTUAL TOUR



Available to view on-line.

THE ACCOMMODATION COMPRISES

Modern double glazed entrance door with decorative leaded glass leading to an enclosed porch.

ENCLOSED PORCH

With double glazed window to side, dado rail, woodgrain effect floor covering laid to a herringbone style which extends throughout part of the ground floor, panelled radiator. Panel and glazed inner door leading to Reception Hall.

RECEPTION HALL

3.45m x 2.62m (11'4" x 8'7")



With staircase rising off, built-in louvre door storage cupboard also housing a modern oil fired combination boiler providing heat and hot water. Dado rail, coved ceiling, matching flooring and panelled radiator.

CLOAKROOM



Recently refurbished with a white suite with fitted cabinets to one wall incorporating wash basin, low level WC, attractive tiled splashback, high level double glazed window and woodgrain effect floor covering.



Llanfair D.C turn left signposted Graigfechan. At the crossroads, turn right and follow the road into Graigfechan. Continue past Three Pigeons Inn, down the dip and on proceeding up the far side, turn left to the front of the Ebenezer Chapel. Continue for some 150 yards whereupon Pen Y Fan will be found set back on the left hand side.

TENURE

Understood to be Freehold.

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 £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

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.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

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

HE/SC

DIRECTIONS

From the Agents Ruthin office proceed down Well Street and where it meets the junction with Station Road, bear right. Follow the road out of town for some two miles. On entering the village

FAMILY BATHROOM

2.62m x 1.73m (8'7" x 5'8")



Refurbished with white suite comprising panelled bath with glazed screen and high output shower over, vanity with large bowl and storage cupboard beneath, low level WC. Part tiled walls with stone effect finish, double glazed window with blind, attractive floor covering and anthracite grey towel radiator.

OUTSIDE



The property is set back from the road with a low level stone wall and wide splayed entrance with timber panelled gates leading in with tarmac drive providing ample space for parking several cars with a contrasting resin based area to one side with inset Welsh dragon motif.



There is access to the left hand gable leading to the rear where there is a very large and quite unique decked patio which extends across the full width of the house with artificial grass covering. There is a wide corner seating area with balustrade to one side together with steps leading down to a central area, again with a large timber panelled deck with artificial grass and steps lead down to a lower area with a timber store shed and under-deck store.

LOUNGE

6.83m x 3.45m (22'5" x 11'4")



An attractive through room which is well lit, with double glazed shallow bay window to front with deep sill, double glazed patio windows opening to the west facing decked patio, feature brick lined fireplace, open to both the lounge and the adjoining dining room with boxed around stone hearth and a contemporary multifuel fire grate. TV point, matching flooring to hall, wall light points and two panelled radiators.



OPEN PLAN KITCHEN AND DINING ROOM

4.01m x 3.05m dining room and 3.63m x 3.38m kitchen (13'2" x 10' dining room and 11'11" x 11'1" kitchen)



The dining room adjoins the chimney breast which is also brick lined with beam over. it is well lit with double glazed French doors also open to the large west facing decked patio, matching flooring to hall and a contemporary pipe radiator. The kitchen is fitted with an extensive range of base and wall mounted cupboards and drawers with off white finish door and drawer fronts and contrasting solid oak working surfaces which includes a large peninsular divide and breakfast bar. There is an inset composite one and a half bowl sink with mixer tap and drainer, inset Samsung induction hob to the peninsular divide with convector hood and light above, built-in Samsung eye level oven, dishwasher and a large recess and plumbing installed for an American style fridge freezer. Attractive tiled splashbacks and a woodgrain effect floor finish which extends into the adjoining day lounge.





DAY LOUNGE
4.83m x 2.90m (15'10" x 9'6")



Open plan to the Kitchen/Diner with double glazed window to the front elevation, matching flooring to kitchen and panelled radiator.

FIRST FLOOR LANDING
Fitted linen cupboard with shelving, dado rail and panelled radiator.



BEDROOM ONE
4.60m x 2.90m max (15'1" x 9'6" max)



Double glazed window to front, coved ceiling and dado rail, outbuilt fitted wardrobes comprising two double door units providing a combination of hanging rails and storage over, panelled radiator.

EN-SUITE SHOWER ROOM
2.44m x 1.96m (8' x 6'5")



Refurbished with a luxury white suite comprising a large walk-in cubicle with glazed screen and high output shower with monsoon style head, pedestal wash basin and low level WC. Fully tiled medium grey toned stone effect tiling, full width storage cupboard with sliding doors and a chrome towel radiator.

BEDROOM TWO
3.89m x 3.38m (12'9" x 11'1")



Double glazed window to front, panelled radiator.

BEDROOM THREE
3.89m x 3.18m (12'9" x 10'5")



Built-in double door wardrobe with hanging rail, double glazed window with far reaching views across the vale, further window to gable and radiator.

BEDROOM FOUR
2.69m x 2.41m (8'10" x 7'11")



Built-in storage cupboard, double glazed window to front, radiator.