



Pentre Celyn

Ruthin, LL15 2LB

Offers Around £415,000



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Location

Pentreceelyn 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, and Ruthin town centre provides a range of shopping facilities catering for most daily needs, secondary schools and leisure facilities.

Accommodation Comprises

Step leads up to a Upvc double glazed door opening into:

Enclosed Porch

Upvc enclosed porch with windows to the front and side elevations, tiled flooring, light and partially glazed door opens to:

Reception Hall

16'8" x 6'4" (5.07 x 1.94)

Spacious reception hallway with under stairs storage cupboard, solid wood block flooring, single panelled radiator, stairs rising up to the first floor accommodation and doors leading off to all rooms.

Downstairs W.C

Low flush w.c, double glazed frosted window to the side elevation and pedestal sink unit.

Lounge

18'1" x 11'11" (5.52 x 3.62)

Dual aspect double glazed windows to the side and front elevations, recessed cast iron multi fuel burner set on a slate stone hearth, wood block flooring and a single panelled radiator.

Dining Room

13'10" x 9'11" (4.22 x 3.01)

This room is a very versatile room and could be used as a downstairs bedroom, study, play room for families with younger children and other uses. With a double glazed window to the front elevation, single panelled radiator and wood block flooring.

Open Plan Family Kitchen Breakfast Room

19'1" x 11'2" (5.82 x 3.40)

Housing a range of cream wall and base units with a complementary work top over with a inset ceramic sink unit with matching drainer and mixer tap over. Built-in 'Neff' electric oven, splash back tiles, tiled floor to the kitchen area and space for a side board. Double glazed patio doors to the breakfast area with wood block flooring and double panelled radiator and door leading to the Utility Room.

Utility / Side Porch

10'9" x 8'4" (3.28 x 2.53)

Housing a range of base units with inset sink unit, wall mounted boiler and double glazed window to the rear elevation. Space for chest freezer, tall fridge/freezer and storage space. Void and plumbing for a washing

machine and dishwasher. External door leads to the front of the property and allows access to the Garage.

First Floor Accommodation

Landing

16'8" x 6'4" (5.07 x 1.94)

Double glazed window to the front elevation and doors leading off to:

Bedroom One

13'10" x 9'11" (4.22 x 3.01)

Double glazed window to the front elevation, single panelled radiator and fitted with a range of wardrobes with mirrored sliding doors.

Bedroom Two

11'6" x 11'3" (3.50 x 3.44)

Double glazed window to the rear elevation, single panelled radiator and fitted with a range of wardrobes with sliding doors.

Bedroom Three

12'4" x 9'6" (3.77 x 2.89)

Double glazed window to the side elevation, single panelled radiator and exposed wooden floorboards.

Bedroom Four

11'11" x 8'7" (3.62 x 2.62)

Double glazed window to the front elevation and single panelled radiator.

Family Shower Room

11'5" x 5'10" (3.47 x 1.77)

Fully tiled modern spacious shower room with walk-in shower cubicle with wall mounted mains thermostatic shower, low flush w.c and pedestal sink unit with shelving and towel rail. Double glazed frosted window to the rear elevation, single panelled radiator and wood effect laminate flooring.

Store Room

Storage room which used to be a separate w.c (Plumbing is still located in this room should you wish to return it to a w.c).

Outside

To The Front

Outside the property occupies just under half an acre with a private sweeping driveway which leads up to a Larger Than Average Garage. Generous laid to lawn garden to the front with a mature hedge and mature oak tree to the front boundary, the lawn goes around to the side of the property which leads around to the rear paved patio area which allows access into the Open Plan Kitchen Family Room offering the ideal outdoor dining/entertaining area in the finer months of the year.

Tel: 01352 700070

To The Rear

The rear elevated garden enjoys spectacular views over the open neighbouring countryside, the current owner has a well established large vegetable patch. Hen house and garden shed with farm style fencing offering an uninterrupted view. The current owners are avid gardeners and have developed the garden extensively over the past 5 years, all the borders have been well looked after to enjoy seasonal flowering shrubs through out the seasons. The vegetable patch is well established for a prospective purchase to continue to enjoy an eco friendly lifestyle. To the north eastern boundary of the property you will find a woodland that runs along with a stream, the current owners have secured this area and keep chickens.

Directions

From the Agents Mold Office proceed towards the cross roads and proceed straight ahead along New Street and travel out of Mold. At the roundabout take the second exit and continue through the villages of Gwernymynydd, Cadole, Loggerheads and Llanferes in the direction of Ruthin. Upon reaching Ruthin continue along the main road and continue out of the town for some 4 miles. Continue through the village of Llanfair D C and on proceeding towards the Nant Y Garth Pass continue to Lllysfasi College and take the left turning onto a minor country lane immediately thereafter and Llanerch will be found after a short distance on the right hand side.

Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070.

Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Services

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Do you have a property to sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lisa Roberts to visit your property to give you an up to date market valuation free of charge with no obligation.

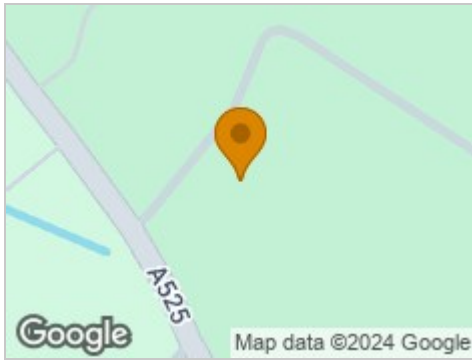
Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK



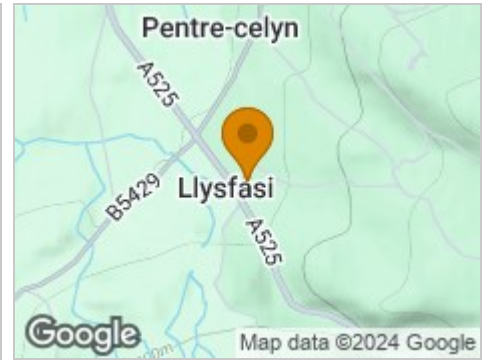
Road Map



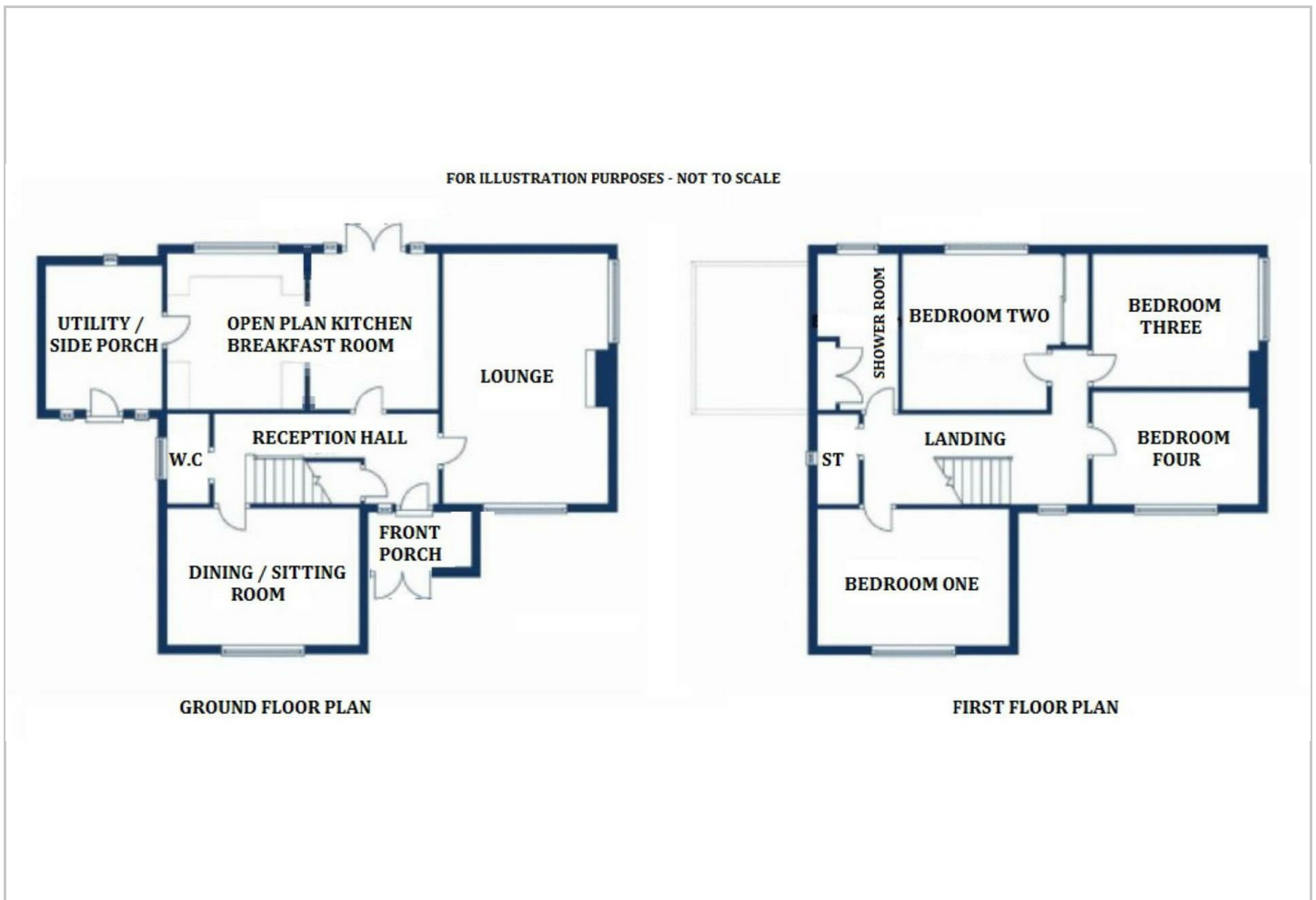
Hybrid Map



Terrain Map



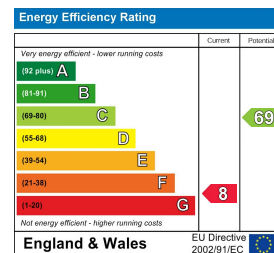
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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