

williams estates



**Llwyn Gwern Efenechtyd, Ruthin,
Denbighshire, LL15 2PN**

£795,000

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EPC - D60

Council Tax Band - I

Tenure - Freehold

, Ruthin

7 Bedrooms - House - Detached

*** No Onward Chain ** A rare opportunity to acquire a prestigious detached house nestled in approx 3 acres, in the hamlet of Efenechtyd, on the outskirts of Ruthin. The property is exceptionally spacious with the accommodation boasting seven bedrooms, five bathrooms, separate chalet within the grounds, garages, stables and stunning panoramic views. EPC rating - D - 60, Tenure - Freehold, Council Tax Band - I

Description

This detached residence, situated on approximately 3 acres within the charming hamlet of Efenechtyd, just on the outskirts of Ruthin. This idyllic location offers convenient proximity to Ruthin town centre, with its wealth of amenities and renowned schools. The residence itself presents an abundance of space and elegance, featuring a remarkable total of seven bedrooms, three of which are accompanied by en suite bathrooms. Additionally, there are two more bathrooms. The farmhouse kitchen exceeds expectations in size. Complementing the main dwelling, a separate chalet graces the grounds with its own garden. The property further includes two spacious garages, stables or an outbuilding. Extensive gardens and paved patio areas, while a large pond adds a touch of tranquility to the front elevation along with a bird aviary. Parking is effortless, with ample off-street space available to accommodate numerous vehicles.

Accommodation

Timber part glazed door leads into

Main Entrance

8'1" x 15'3"

Beyond the entrance, two timber part-glazed doors flanked by double-glazed leaded windows, inviting streams of natural light. The rear elevation boasts a double-glazed leaded window, doors leading to living room, cloakroom and spiral staircase to ground floor.

Living Room

39'10" x 24'0"

An abundance of natural light that fills this expansive room, uPVC double-glazed leaded windows to both the side and front elevations. It is greeted by breathtaking panoramic vistas of the surrounding countryside, creating a picturesque backdrop. Double-glazed leaded sliding doors gracefully connect the space with the inviting expanse of the garage roof.

Kitchen

16'7" x 14'11"

A bright and airy room with uPVC double glazed leaded window to front elevation. Offering a wide range of matching wall and base units, integrated electric hob with extractor hood over, integrated electric oven, drainer sink with mixer tap over, partially tiled splash back, ample room for dining table and vinyl flooring.

Second Entrance Hall

24'2" x 9'8"

With spiral staircase leading to first floor, original quarry tiled flooring, door leading through to all bedrooms and family bathroom. Further doorway leading to the downstairs bedroom, living room and utility. A further staircase leading to first floor, with under-stair storage, uPVC double glazed leaded window to the front elevation and two double radiators.

Ground Floor Master Bedroom

17'8" x 14'10"

A bright and spacious room with a wooden framed double glazed leaded window to the side and front elevation, double radiator and sliding mirrored doors with spacious walk in wardrobe.

En Suite

8'7" x 6'11"

Comprising of corner bath, low flush W.C, bidet, vanity wash basin, tiled through out and a single radiator.

Ground Floor Bedroom Two / En Suite

9'6" x 5'4"

With a wooden framed double glazed leaded window to the front elevation, hosting an en suite, which is tiled throughout, low flush W.C, pedestal wash basin, bidet, panelled bath tub and a single radiator.

Ground Floor Bedroom Three

11'10" x 13'9"

Laminate flooring, two wooden framed double glazed leaded windows to the side elevation and a double radiator.

Ground Floor Bedroom Four with Adjoining Living

24'0" x 18'5"

Given the spaciousness of the living room, it holds great potential for accommodating various business ventures, such as a dance or yoga studio. With laminate flooring, two uPVC double glazed leaded windows to the front elevation and window to the rear elevation. A timber door leads to the front of the property. The adjoining bedroom comprises carpeted flooring, uPVC double glazed leaded window to the front elevation - en-suite comprises of a low flush W.C, bidet, pedestal wash basin, panelled bath tub, uPVC double glazed obscured window to the front elevation and tiled throughout.

Ground Floor Bedroom Five

13'5" x 8'0"

With fitted wardrobes, wooden framed double glazed leaded window to the rear elevation and single radiator.

Family Bathroom

5'9" x 6'9"

Tiled throughout, panelled bath with shower over, low flush W.C, pedestal wash basin, and single radiator.

Utility Room / Kitchen

15'4" x 9'2"

With original tiling, laminate worktops with a range of matching wall and base units, void for cooker, plumbing for washing machine, void for tumble dryer, partially tiled splash backs, double radiator, uPVC double glazed leaded French doors to the front elevation with a uPVC double glazed leaded window to the front elevation.

First Floor

Bedroom Six - First Floor

15'11" x 8'0"

With double panelled radiator and double glazed leaded window to the rear elevation.

Bedroom Seven - First Floor

10'7" x 12'0"

Bright and airy with double panelled radiator, inbuilt wardrobes and uPVC double glazed leaded window to the front elevation overlooking beautiful countryside views.

First Floor Bathroom

9'0" x 9'4"

With low flush W.C, jacuzzi bath tub, two pedestal wash basins, built in corner shower unit and uPVC double glazed leaded window to the rear elevation.

W.C

5'0" x 5'4"

Partially tiled cloakroom, with low flush W.C and a pedestal wash basin.

Chalet

20'8" x 15'2"

The Chalet boasts a generous garden area, complete with a pond, offering picturesque views of the surrounding fields. The chalet comprises of partially tiled flooring, void for cooker, range of base units, oil boiler, partially tiled splash back, uPVC double glazed window to the front side and rear elevation, laminate flooring, two single radiators, shower room which is partially tiled and exposed timber beams.

Gardens

The beauty of the surroundings is breathtaking, with lovingly maintained gardens enveloping the property. The gardens offer a blend of colour and texture. A delightful patio area hosting a large pond and bird aviary which also kept rabbits and pheasants in. Further along, as you venture down the track, a haven for car enthusiasts or those seeking ample storage space. This large garage building provides a secure haven for vehicles and offers even more generous parking options. A significant portion of the grounds has been securely fenced off, serving as a designated paddock suitable for livestock or horses.

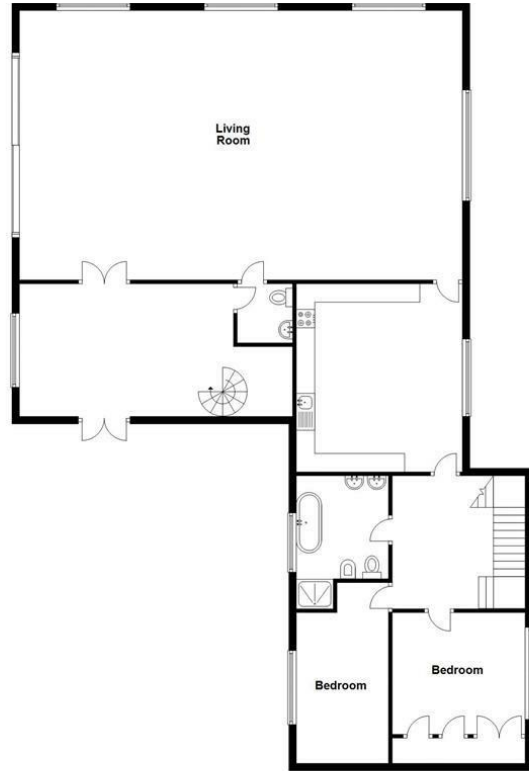
Directions

From the Williams Estates Office, travel to the top of Well Street onto St.Peters square, take the second exit off the roundabout, travel to the bottom of Clwyd Street, at the junction take a left onto Mwrog Street, continue over the roundabout, and take the left just after St.Mary's Church onto Cerrig Street, continue for 1.05 miles and you will find the property on your right signed Llwyn Gwern.





Ground Floor
Approx. 222.1 sq. metres (2390.8 sq. feet)



First Floor
Approx. 187.5 sq. metres (2038.2 sq. feet)

Total area: approx. 409.6 sq. metres (4429.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01824 704050

Ruthin@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.