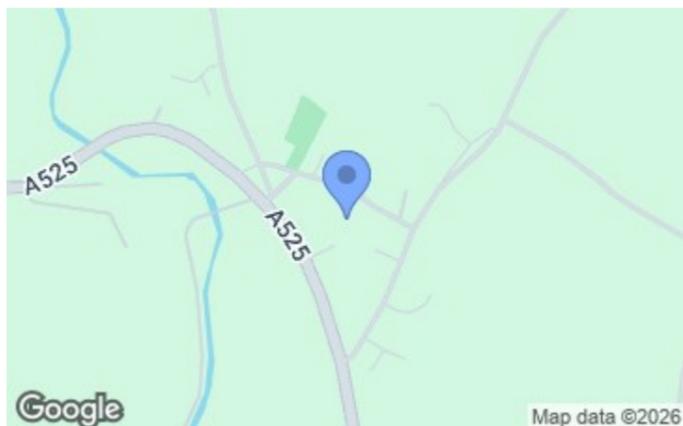


GROSS INTERNAL AREA  
 FLOOR 1 729 sq.ft. FLOOR 2 543 sq.ft.  
 TOTAL : 1,272 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

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**8 Lon Yr Eglwys**  
 Rhewl, Ruthin,  
 LL15 1TJ

**Price**  
**£330,000**

A VERY SPACIOUS AND VERSATILE FOUR BEDROOM SEMI-DETACHED HOUSE standing within a large corner plot with parking for two cars in this noted residential cul de sac located in the heart of the village some 2 miles from Ruthin.

Offering spacious accommodation, this attractive family home affords entrance hall, large lounge with views across the village towards the Clwydian Hills, large luxury fitted kitchen and dining room with French windows opening to the private westerly facing garden, second lounge, originally designed as a fourth bedroom with adjoining shower room and WC\*\*, first floor landing, three spacious bedrooms and bathroom, DG and gas CH.

Brick paved driveway for two cars, mainly lawned gardens which extend around the gable elevation to the rear where there is a secluded patio, garden shed and decked area. Inspection highly 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**

Rhewl is a popular rural village standing in the heart of the Vale of Clwyd. There is a very popular village hall together with children's playground, sports field and tennis court whilst the nearby market town of Ruthin provides a wide range of shops, secondary schools and leisure facilities.

**THE ACCOMMODATION COMPRISES**

**FRONT ENTRANCE**

Deep canopy entrance with outside light point, dark anthracite woodgrain effect and composite double glazed door with panel to side leading to central reception hall.

**RECEPTION HALL**

Staircase rising off, enclosed understairs cupboard, panelled radiator.

**LOUNGE**

5.51m x 3.30m (18'1" x 10'10")



A spacious room, well lit with a wide double glazed window to front with views across the cul de sac towards the Clwydian Hills, Adams style fireplace with painted white surround, slate hearth, riven stone insert and coal effect electric stove. TV aerial point, panelled radiator.



**KITCHEN/DINING ROOM**

4.27m max x 6.02m (14' max x 19'9")



Large open plan kitchen/dining room designed to take full advantage of the pleasing aspect over the private mainly westerly facing rear garden, it is equipped with an extensive range of base and wall mounted cupboards and drawers with a light grey tone finish to door and drawer fronts and contrasting woodgrain effect working surfaces to include a peninsular divide.



There is an inset 1.5 bowl composite sink with drainer, inset four ring gas hob with convector hood and light above, integrated oven, dishwasher, fridge, freezer, together with a further vertical fridge/freezer. Woodgrain effect floor finish, ceiling downlighters, double panelled radiator, wide double glazed French door opening to a patio.



**SECOND LOUNGE/BEDROOM FOUR**

4.83m x 3.00m (15'10" x 9'10")



A versatile room, well lit with two large almost floor level double glazed windows both with vertical blinds, TV point, panelled radiator.



**EN SUITE CLOAKROOM**

2.11m x 2.57m (6'11" x 8'5")



Originally designed as a shower room, it has a fitted shelf providing space for tumble dryer and void and plumbing for washing machine and could be converted to the original intended shower area, Pedestal wash basin with tiled splash and low level WC, extractor fan, tile effect floor finish, large chrome towel radiator.

**FIRST FLOOR LANDING**

Window to gable, fitted linen cupboard with slatted shelving.

**BEDROOM ONE**

4.67m x 3.28m (15'4" x 10'9")



To the rear of the house with a westerly aspect, it has an outbuilt range of wardrobes comprising two double and two single door robes providing a combination of hanging rails and shelving, panelled radiator.