



**williams**estates

**8 Maes Derw, Rhewl - LL15 1TX**

Offers in Region of **£389,950**

## 8 Maes Derw

Rhewl, Ruthin

A highly appointed four bedroom detached family house with splendid bespoke garden room, with patio area enjoying views of the adjoining farmland and Clwydian Hills.

In a popular semi rural village of Rhewl this home boasts an entrance hall with cloakroom and WC, remodelled lounge with feature fireplace, luxury fitted kitchen with a range of integrated appliances and adjoining dining room with french doors opening to garden, home office with adjoining utility area. First floor landing, main bedroom with fitted wardrobes and en-suite shower, three further double bedrooms and a modern bathroom. The property also features double glazing and gas central heating, ample space for parking of three cars. A private south facing garden to rear with a stunning bespoke garden room, insulated and lined with three section bi-fold windows, a large decked area together with artificial lawn, and adjoining workshop, the garden enjoys beautiful views of Moel Famau and Clwydian Hills.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





### Accommodation

Mahogany wood grain effect double glazed door leading into:

### Enclosed Porch

5' 0" x 3' 9" (1.52m x 1.14m)

Solid oak flooring with doors off:

### Cloakroom

5' 8" x 3' 9" (1.72m x 1.14m)

With white suite comprising vanity with bowl, low flush W.C, double glazed window to the side elevation, tiled flooring, chrome towel rail

### Living Room

16' 8" x 13' 6" (5.08m x 4.11m)

A lovely cosy room having a chimney breast with raised slate hearth and freestanding cream log burner, power points, T.V point, downlighters, oak flooring, understairs cupboard, two panelled radiator and three uPVC double glazed windows all affording far reaching views across the adjoining farmland and of the clwydian Hills. Stairs raising and door leading into

### Kitchen/Dining Room

20' 0" x 9' 2" (6.10m x 2.79m)

A lovely modern kitchen with a range of grey shaker style wall, drawer and base units with contrasting wood grain effect worktops over, a inset one and half bowl sink with mixer tap and trainer, inset five ring gas hob with stainless steel extractor hood above, integrated double oven and microwave oven, integrated dishwasher and uPVC door opening to the garden. The dining area is an attractive area with two double glazed french doors opening to the patio which make the room bright and airy, a breakfast bar with storage cupboards to one side, downlighters, void for american style fridge/freezer, wine rack to one side, slate effect flooring throughout and radiator



### Study/Sitting Room/Utility Room

18' 4" x 8' 9" (5.59m x 2.67m)

Deceptive room with power points, radiator, built in desk and drawers, woodgrain effect flooring and uPVC double glazed window to the front elevation. Also having a good sized utility room fitted with a modern range of base, wall and draws with wood effect work surfaces over, stainless steel sink with mixer tap, plumbing for a washing machine, void for tumble dryer cupboard homing the boiler, power points and coat hanging space.

### First Floor Landing

From the Living room turned staircase, with doors off a storage cupboard with slatted shelving.

### Bedroom One

10' 6" x 9' 8" (3.20m x 2.95m)

Having built in wardrobes with two doors providing a combination of hanging rails and shelving, radiator, powerpoints, two uPVC double glazed window to the side and front elevation with views over to Clwydian Hills and door leading into:

### En-Suite Shower Room

7' 10" x 2' 9" (2.38m x 0.83m)

Fitted cubicle with glazed shower screen, high output shower, fully tiled walls, double glazed window to the side elevation and Chrome towel rail.

### Bedroom Two

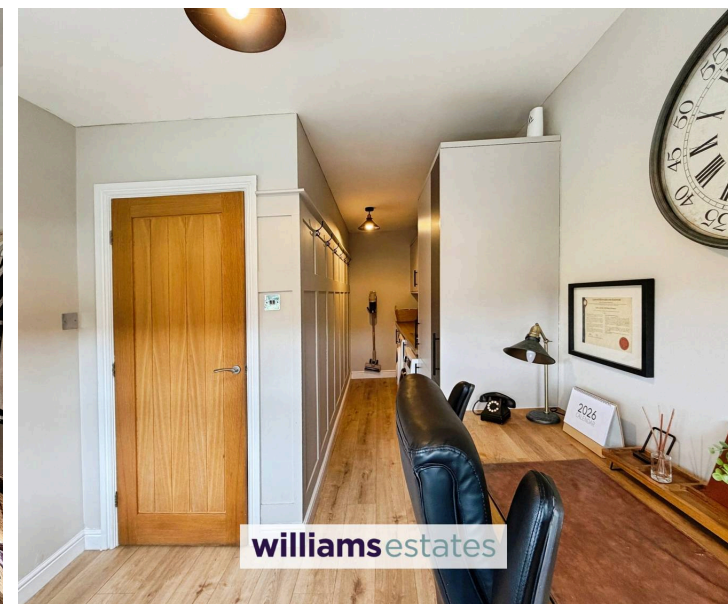
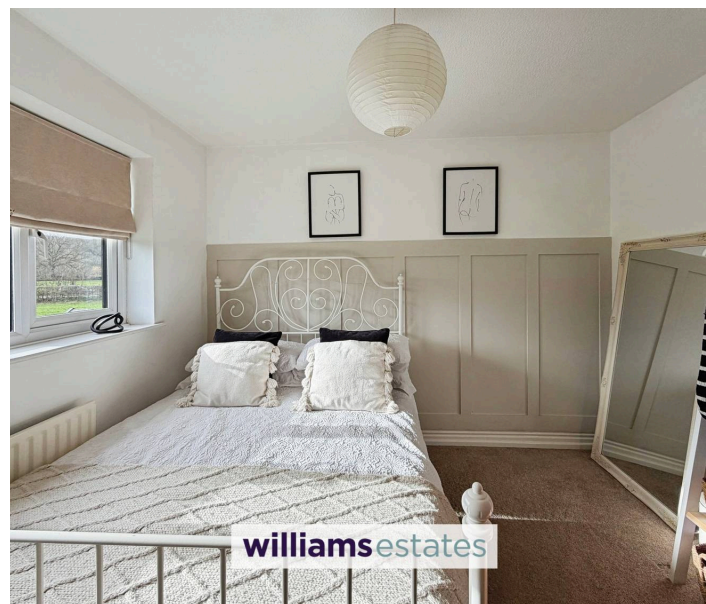
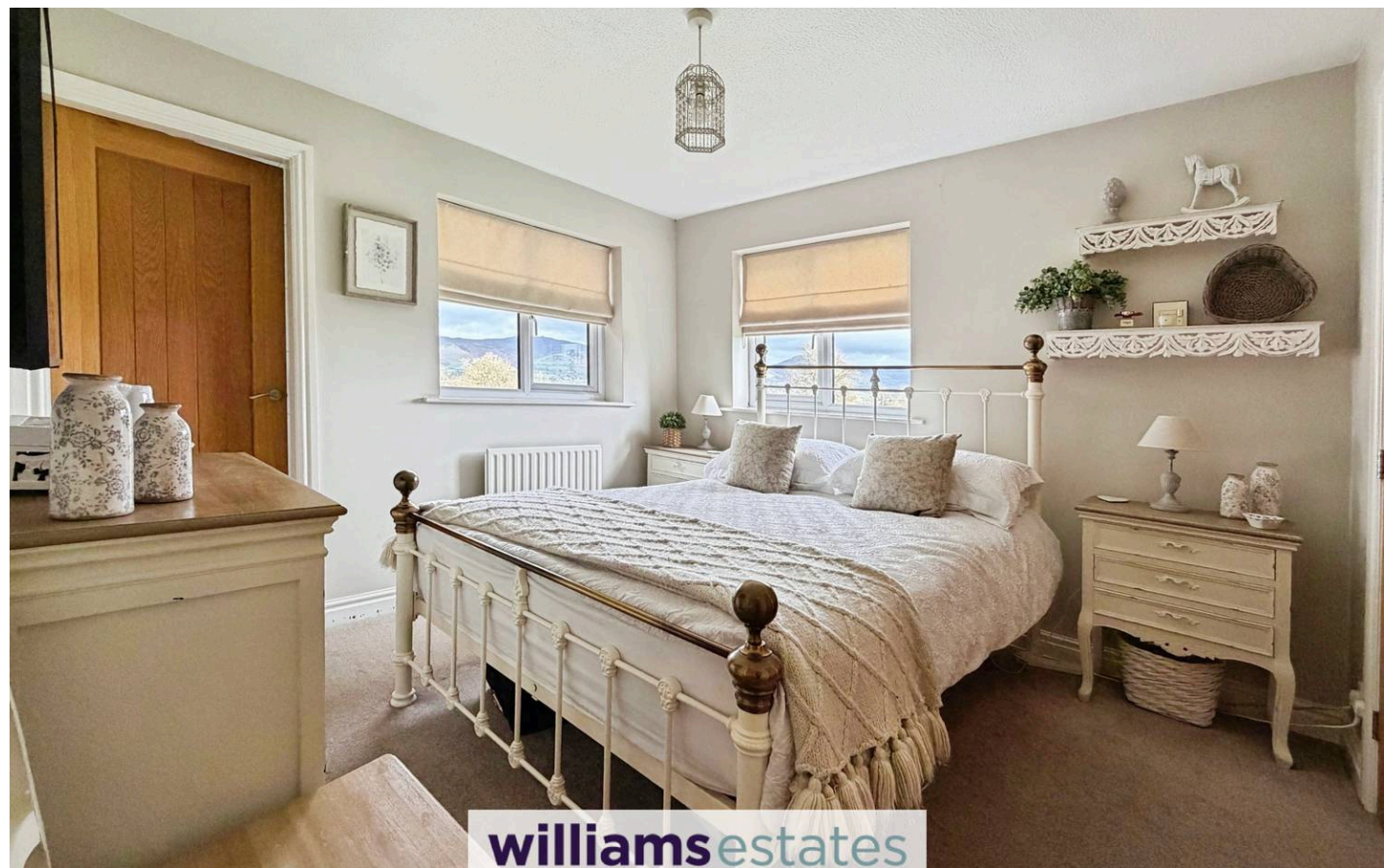
13' 10" x 9' 2" (4.22m x 2.79m)

Having fitted wardrobe, woodgrain effect flooring, radiator, powerpoints and uPVC double glazed window to the front elevation.

### Bedroom Three

10' 6" x 9' 8" (3.20m x 2.95m)

With two double glazed windows to the side and rear elevation overlooking the rear garden and the adjoining fields, powerpoints and radiator.





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#### **Bedroom Four**

10' 0" x 9' 2" (3.05m x 2.79m)

With powerpoint, radiator and uPVC double glazed window to the rear elevation.

#### **Bathroom**

7' 0" x 6' 1" (2.13m x 1.85m)

White suite comprising of P-shape bath with glazed shower screen and overhead monsoon style shower head, pedestal wash basin and WC, fully tiled walls, double glazed window to the side elevation and chrome towel rail.

#### **Outside**

Having access to either side of the property leading to a wide riven stone effect slabbed patio. The rear garden has artificial lawn and a raised wood grain effect composite decking area which boasts splendid rural aspect views over the adjoining farmland and open views of the Clwydian Hills to include Moel Artur and Moel Fenll.

#### **Garden Room**

29' 6" x 10' 10" (9.00m x 3.30m)

Timber framed construction, fully insulated, separate electric consumer box, plastered and finished to a high standard, split into two rooms being:

#### **Family Room**

19' 8" x 10' 10" (6.00m x 3.30m)

With a three-section bi-fold door opening into a spacious versatile room with power points, electric radiator, ceiling downlighters, wood grain effect flooring, TV point.

#### **Work Shop**

9' 10" x 10' 10" (3.00m x 3.30m)

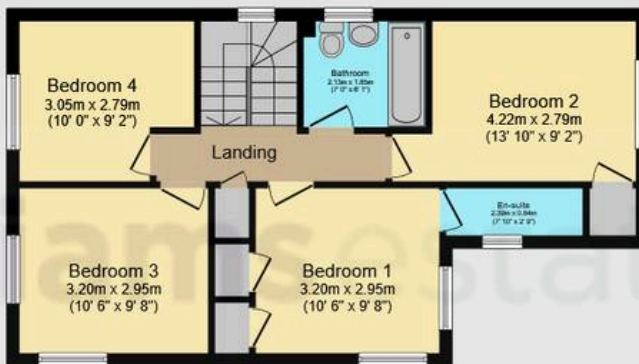
Having full shelving and racks, ply lined insulated walls , four double sockets.

**EV charging & Driveway:** 3 / 4 Parking Spaces



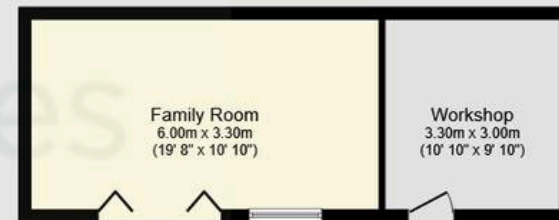
### Ground Floor

Floor area 54.9 sq.m. (591 sq.ft.)



### First Floor

Floor area 54.9 sq.m. (591 sq.ft.)



### Outbuilding

Floor area 30.3 sq.m. (326 sq.ft.)

Total floor area: 140.0 sq.m. (1,507 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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