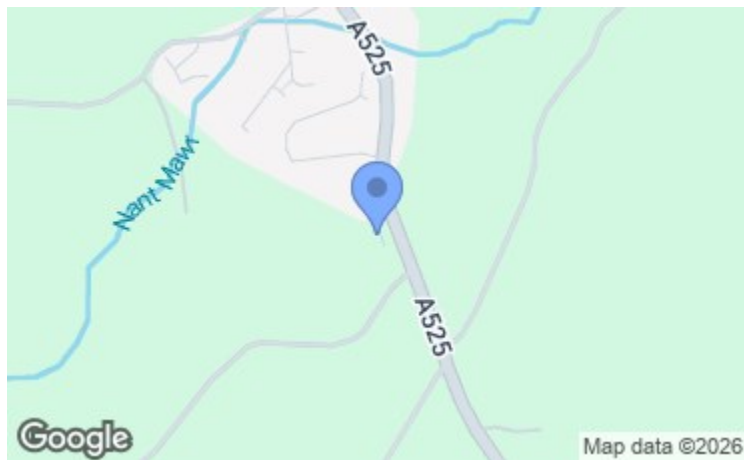


GROSS INTERNAL AREA
 FLOOR 1 612 sq.ft. FLOOR 2 795 sq.ft.
 EXCLUDED AREAS : GARAGE 198 sq.ft.
 TOTAL : 1,407 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		92	(92 plus) A
(81-91) B	83		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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www.cavendishproperties.co.uk



4 Llys Pant Y Celyn
 Pentre Llanrhaeadr, Denbigh, Denbighshire
 LL16 4YZ

Offers Over
£435,000

A MODERN CONTEMPORARY DESIGNED FOUR BEDROOM DETACHED HOUSE WITH SMALL ORCHARD, forming part of a small and now established village development with pleasing views over the surrounding rolling countryside. Dating from 2021, the property is designed to an attractive plan and complemented with a high standard of specification including underfloor heating and oak interior doors. A particular feature is the additional orchard to the rear which provides a wonderful setting and views over the neighbouring countryside. In brief the immaculately presented accommodation comprises: reception hall, cloakroom/WC, study, a superb open plan kitchen/dining/family room with bi-fold doors to the garden, a modern range of units with quartz worktops and integrated Bosch appliances, and utility room. First floor landing with oak/glass balustrade, bedroom one with en suite shower room, three further good size bedrooms (bedroom two presently used as a second sitting room) and family bathroom with four piece suite. Wide block paved driveway for four cars, attached single garage and pleasant rear garden areas with extensive paved patio areas and orchard with a selection of fruit trees. Gas fired central heating, double glazing and remaining balance of the NHBC warranty. ENERGY RATING 'B'. **NO ONWARD CHAIN**

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



Llys Pant y Celyn is a small development situated on the fringe of this popular village, located equidistant of the market towns of Ruthin and Denbigh in the heart of the Vale of Clwyd. There is an artisan shop and post office in the village, a traditional inn, the Nant y Felin restaurant, primary school and historic church. Pentre Llanrhaeadr is situated on the A525 and there is a regular bus service to both local towns each providing a comprehensive range of shops serving daily needs, secondary schools and leisure facilities. Mold is some 14 miles and the City of Chester is approximately 30 miles.

THE ACCOMMODATION COMPRISES

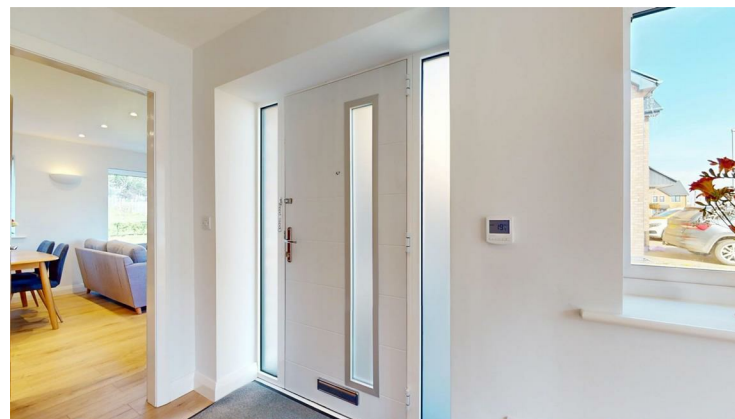
PORCH

Canopy porch with contemporary style double glazed front door to reception hall.

RECEPTION HALL

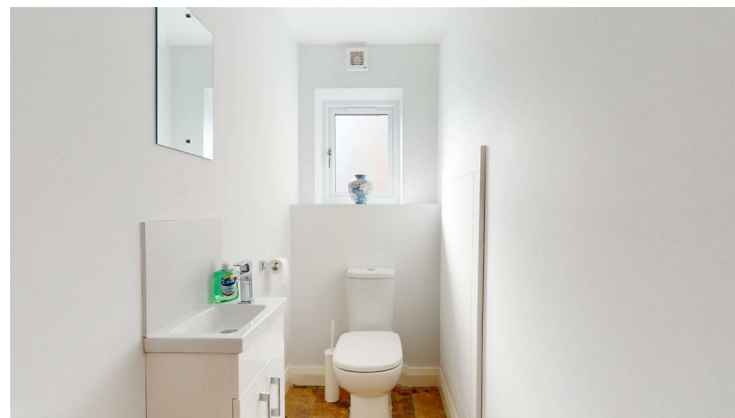


Double glazed window, laminate wood effect flooring with underfloor heating, understairs cloaks cupboard with hanging rail and oak interior doors to all rooms.

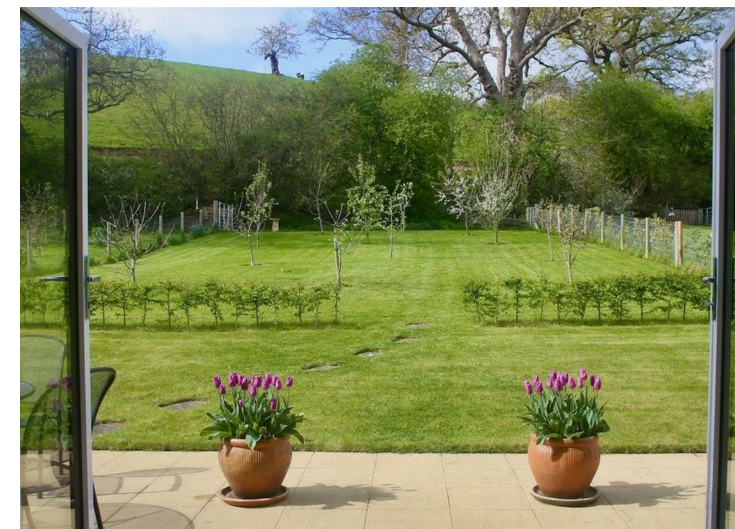


CLOAKROOM/WC

2.36m x 0.99m (7'9" x 3'3")



Comprising low flush WC and wash hand basin with mixer tap, tiled splashback, white cabinet beneath, stone effect



DIRECTIONS

From Ruthin take the A525 in the direction of Denbigh and follow the road for approximately 4.5 miles until reaching Pentre Llanrhaeadr, whereupon Llys Pant y Celyn will be found on the left hand side. Bear left as you enter the cul de sac whereupon the property will be found on the right.

AGENTS NOTES

COUNCIL TAX

Denbighshire County Council - Tax Band F

TENURE

Freehold.

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.

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.

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.

VIEWING

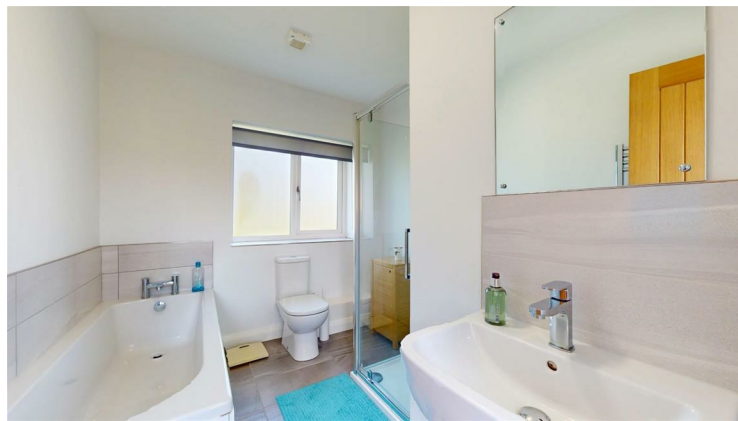
By appointment through the Agent's Ruthin office 01824 703030.

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

DW/PMW

FAMILY BATHROOM

3.00m x 2.44m (9'10" x 8')



Fitted with a four piece suite comprising panelled bath with mixer tap and tiled splashback, corner shower cubicle with mains shower valve with rainwater headset and handset, pedestal wash basin and low flush WC. Matching tiled floor, chrome towel radiator, extractor fan and double glazed window with frosted glass.

OUTSIDE

To the front is a wide block paved drive which affords parking for up to four cars as well as access to the attached single garage.

FRONT GARDEN

Front lawned garden areas.

GARAGE

6.20m x 2.95m (20'4" x 9'8")

Up and over door, double glazed side door, double glazed window, and power and light installed.

REAR GARDEN



To the rear of the property is a lawned garden with an extensive paved patio area extending across the full width of the plot with outside lights, tap and timber garden shed. A young hawthorn hedge divides the garden with the orchard area which extends to the established hedge line to the rear. The orchard includes a selection of mature fruit trees and also has pleasing views over the surrounding area.



tiled floor, extractor fan, underfloor heating, access to understairs areas, double glazed window with frosted glass.

STUDY

4.04m x 2.06m (13'3" x 6'9")



Double glazed window to front, continuation of laminate wood effect flooring with underfloor heating and telephone point.

KITCHEN/DINING/FAMILY ROOM

8.43m x 4.01m (27'8" x 13'2")



A spacious open plan room combining kitchen, dining and seating areas with three mullion style double glazed windows to the front and extensive glazing to the rear to include bi-fold doors to the garden with pleasing rural aspect. The kitchen is fitted with an attractive range of pale gloss grey base and wall units with stainless steel handles and contrasting light toned quartz work surfaces with splashback and inset sink unit with preparation bowl and mixer tap. Under cupboard lighting, pull out larder unit, corner carousel

cupboards, and range of integrated appliances comprising Bosch touch control induction hob with concealed extractor hood, electric single oven, microwave, integrated dish washer and fridge/freezer. Continuation of the light oak laminate wood effect flooring throughout with underfloor heating, TV aerial point, recessed ceiling lighting and four wall light points.

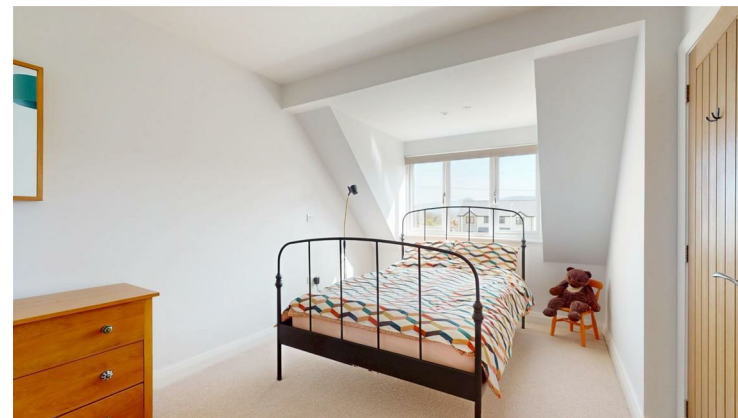




glazed mullion style windows to the front aspect with pleasing views across to the Clwydian Hills, loft access, radiator, oak interior doors to all rooms and deep built-in storage linen cupboard with slatted shelving and radiator.



BEDROOM ONE
4.47m x 2.92m (14'8" x 9'7")



Double glazed dormer window to the front, TV aerial point and radiator.

UTILITY



Matching units to the kitchen with marble effect worktops and inset sink unit, tiled splashback, void and plumbing for washing machine, Worcester wall mounted gas fired central heating boiler, stone effect tiled floor and double glazed exterior door.

FIRST FLOOR LANDING



A spacious landing with feature oak/glass balustrade, double

EN SUITE
2.92m x 0.94m (9'7" x 3'1")



A well appointed en suite shower room comprising large fully tiled shower enclosure with low access shower tray, sliding screen and mains shower valve with twin rainwater headset and handset. Pedestal wash basin with mixer tap and low flush WC. Matching tiled floor, extractor fan, chrome towel radiator and double glazed window with frosted glass.

BEDROOM TWO/SITTING ROOM
4.09m x 2.95m (13'5" x 9'8")



A versatile room presently used as a second reception room with a low level double glazed window to the front with views over the surrounding properties across to the Clwydian Hills and further window to the side elevation. Radiator. TV aerial point.



BEDROOM THREE
4.04m x 3.20m (13'3" x 10'6")



A double size room with double glazed window to the rear with open aspect, TV aerial point and radiator.

BEDROOM FOUR
3.00m x 2.95m (9'10" x 9'8")



Double glazed window to the rear with views, radiator and TV point.