



GROSS INTERNAL AREA
FLOOR 1 964 sq.ft. FLOOR 2 417 sq.ft.
TOTAL : 1,380 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 |
| | 80 |
| | 49 |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (82 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 ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |



Old Post Office
Clawddnewydd, Ruthin, Denbighshire,
LL15 2ND

Price
£250,000

AN EXTENDED AND MODERNISED THREE BEDROOM SEMI DETACHED PERIOD HOUSE offering versatile and adaptable accommodation located near to the centre of this popular rural village in the heart of rolling countryside some 5.5 miles west of Ruthin.

This attractive family home affords an outbuilt entrance porch, large central hall with wide staircase, lounge with impressive stone chimney breast with stove, x ft x ft lounge/dining room, large and well fitted kitchen/breakfast room with a range of built in appliances to include a range cooker, inner hall and luxury bathroom with a roll top contemporary bath and separate shower. First floor landing, bedroom one with modern en suite shower room and two further bedrooms. Parking space to one side and side access leading to an enclosed and paved rear garden/domestic area with timber panelled shed.

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

Clawddnewydd is a small rural village standing in the heart of rolling countryside some 5.5 miles from the market town of Ruthin which provides a wide range of facilities catering for most daily requirements to include primary and secondary schools and good road links towards Mold and Chester.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE PORCH

UPVC and composite wood grain effect double glazed door leading to an outbuilt and enclosed entrance porch with modern double glazing to two sides, wall shelving, tiled flooring, double glazed inner door leading to large central hall.

HALL



Wide staircase rising to the first floor, enclosed large under-stairs cupboard, dado rail, panelled radiator.

LOUNGE

4.57m x 3.48m (15' x 11'5)



Feature stone chimney breast with raised hearth, substantial supporting beam and multifuel stove, large central ceiling beam, wall light points, deep fitted cupboard to alcove with shelving, modern double glazed window to front, panelled radiator.

FAMILY ROOM AND DINING ROOM

4.57m x 3.56m and 4.19m x 3.73m (15' x 11'8 and 13'9 x 12'3)



A very spacious through room with double glazed window to front, ceiling beam, wall mounted radiant electric fire, TV point, panelled radiator. To the dining area the ceiling is partially vaulted with double glazed window affording a view across the village towards Moel Famau, double glazed French doors leading to the rear patio and garden, cream enamelled log effect gas fire on raised hearth, wood grain effect flooring, panelled radiator.



KITCHEN/BREAKFAST ROOM

4.19m x 3.61m (13'9 x 11'10)



Fitted with a range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts and contrasting stone effect working surfaces to include a dresser style unit with open wine rack, shelving and two display cabinets, range cooker with large extractor hood and light above, inset single drainer sink with mixer tap, void and plumbing for washing machine or dishwasher, tiled splashbacks, space for upright fridge/freezer, panelled radiator, double glazed stable type door leading to the rear, Velux roof light.



INNER LOBBY

Pantry cupboard with shelving.

BATHROOM

2.87m x 2.59m (9'5 x 8'6)



Luxury white suite comprising a freestanding roll top bath with claw feet and combination shower and tap unit, large walk in shower cubicle with

electric unit, pedestal wash basin and WC, fully lined walls and ceiling, ceramic tiled flooring, double glazed window, chrome towel radiator.

FIRST FLOOR LANDING

BEDROOM ONE

3.20m x 3.12m (10'6 x 10'3)



Double glazed window to front, two deep fitted cupboards, panelled radiator.

EN SUITE SHOWER ROOM

2.54m x 1.04m (8'4 x 3'5)



Modern white suite comprising corner cubicle with glazed screen and electric shower, pedestal wash basin and low level WC, fully tiled walls and floor to a travertine style, ceiling downlighters, chrome towel radiator.

BEDROOM TWO

3.86m x 3.20m (12'8 x 10'6)



Double glazed window to front with views across the village, range of fitted wardrobes providing a combination of hanging rails and shelving, panelled radiator.

BEDROOM THREE

2.18m x 1.70m (7'2 x 5'7)



A single bedroom with double glazed window to front, panelled radiator.

OUTSIDE

The property is bounded to the village road by a low level wall with wrought iron fencing, pedestrian gate leading to the front porch, lawned area to one side. Adjoining is a wide tarmac driveway providing ample space for parking one car, gated entrance leading to the rear where there is a wide flagged patio which extends across the house with a large timber framed and panelled garden shed, modern Grant oil fired combination boiler providing heating and hot water.

DIRECTIONS

From the Agent's Ruthin Office proceed across The Square and down Clwyd Street. On reaching the junction with Mwrog Street bear left and follow the road over the mini-roundabout, through Llanfwrog and continue for some five miles to Clawddnewydd. On entering the village continue past The Inn for some 300 meters and the property will be found on the right.

TENURE

Believed to be freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band D

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.

HE/PMW