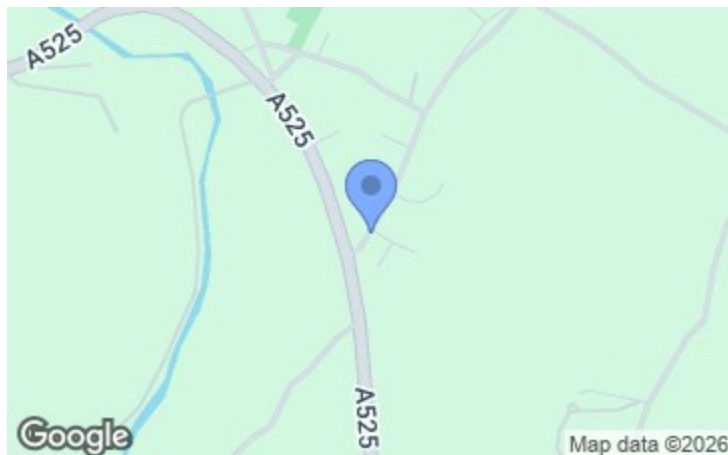
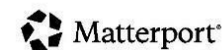




GROSS INTERNAL AREA
FLOOR 1: 770 sq ft, FLOOR 2: 634 sq ft
TOTAL: 1404 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

8 Ffordd Yr Orsaf
Rhewl, Ruthin,
LL15 1TZ

Offers Around
£300,000

A LARGE AND WELL PROPORTIONED THREE BEDROOM DETACHED HOUSE standing in a corner plot to the centre of this popular rural village some 2 miles west of Ruthin. This ideal family home has been designed to a spacious plan with entrance hall and cloakroom with WC, versatile lounge with adjoining day lounge capable of sub-division, large fitted kitchen/dining room with south facing French windows and a range of fitted base and wall units, utility room, first floor landing, three large double bedrooms and modern bathroom. Open plan corner plot to front with parking for three cars, enclosed and quite private south facing garden to rear with patio and lawn. Partially covered domestic area to the right hand side. Inspection 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

ENTRANCE PORCH

Outside light and panelled door leading to entrance porch.

CLOAKROOM



Off-white suite comprising wash basin with tiled splashback and low level WC, tiled floor, panelled radiator.

LOUNGE

4.60m x 3.84m (15'1" x 12'7")



Leaded effect double glazed window to front, coved ceiling, Adams style fireplace with tiled insert and raised hearth with an enclosed Living Flame gas fire, TV point, woodgrain effect flooring, staircase rising off, panelled radiator. Square archway to day lounge.



DAY LOUNGE

5.28m x 2.82m (17'4" x 9'3")



A versatile room with leaded effect double glazed window to front, coved ceiling with downlighters, matching flooring.

KITCHEN/DINING ROOM

6.78m x 3.30m (22'3" x 10'10")



A spacious room which extends across the full width of the rear of the house, it is also well lit with double glazed window and French windows overlooking the rear garden and beyond across the cul de sac towards the Clwydian Hills.



Fitted base and wall units with a woodgrain effect finish to door and drawer fronts and contrasting stone effect working surfaces to include inset 1.5 bowl sink with mixer tap and drainer, inset four ring gas hob with upstand and extractor hood above, integrated oven, void and plumbing for dishwasher, space for fridge, woodgrain effect flooring, coved ceiling, contemporary column radiator.



UTILITY ROOM

2.74m x 2.13m (9' x 7')



Fitted base and wall units to match with similar stone effect working surfaces, void and plumbing for washing machine, space for tumble dryer, wall mounted Ideal gas fired combination boiler, matching flooring, panelled radiator, glazed window and door to side.

FIRST FLOOR LANDING

Fitted linen cupboard with slatted shelving.

BEDROOM ONE

4.55m x 2.87m (14'11" x 9'5")



Leaded effect double glazed window to front, access to roof void, woodgrain effect laminated flooring, panelled radiator.

BEDROOM TWO

3.58m x 3.58m (11'9" x 11'9")



Leaded effect double glazed window to front, matching flooring, panelled radiator.

BEDROOM THREE

3.94m x 3.12m max (12'11" x 10'3" max)



Double glazed window to rear with distant southerly views across the cul de sac towards the Clwydian Hills, matching flooring, radiator.

BATHROOM

2.49m x 2.01m max (8'2" x 6'7" max)



Modern white suite comprising panelled bath with glazed screen and high output shower over with monsoon style head, fitted cabinet to wall with inset basin and WC, fully tiled walls and floor to a travertine style with extractor hood and chrome towel radiator, double glazed window.