



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.



Erw Gam
Pentre Celyn, Ruthin, Denbighshire
LL15 2HT

Price
£695,000

A UNIQUE FOUR BEDROOM COUNTRY RESIDENCE SET WITHIN BEAUTIFULLY LANDSCAPED GROUNDS, PADDOCK AND A PARCEL OF DECIDUOUS WOODLAND, EXTENDING TO ABOUT 3.28 ACRES, STANDING IN A SLIGHTLY ELEVATED SETTING COMMANDING TRULY OUTSTANDING VIEWS ALONG THE LENGTH OF THE VALE OF CLWYD.

Located off a minor country lane a short distance from the A525, some 4.5 miles south of Ruthin and just before the Nant Y Garth pass.

This attractive family home was designed to take full advantage of its unique setting. It affords an enclosed porch, hall, day room, lounge, dining room, kitchen, rear hall, pantry, cloakroom and adjoining garden room.

First floor landing, bedroom one with en suite, three further bedrooms and bathroom. Gated entrance with long sweeping driveway leading to a large detached double garage and parking. Beautifully maintained informal lawned gardens bounded by minor mountain stream to one side, a paddock with separate gate access and an area of maturing woodland. The whole extending to about 3.28 acres.

LOCATION



Erw Gam stands at the southern end of the Vale of Clwyd just before the start of the Nant Y Garth pass which connects The Vale with the Chester, Wrexham and Llangollen areas.

It is set back from a minor country lane leading up into the heart of rolling farmland and Cricor mountain and is an area noted for its far-reaching views and scenic beauty.

The house stands just above the valley floor designed to look squarely along The Vale towards Ruthin and beyond the North Wales coast, and to the northern side along the length of Clwydian Hills. The views are beautiful throughout the seasons and enjoys some particularly fine sunsets into the west.

The property is approached over a gated entrance with two stone pillars and wrought metal gates opening to a long driveway leading to one side of the house and to the garage and parking area.

It is a well-proportioned chalet style house of interesting design with a large mansard slated roof with three distinctive hipped dormer windows to the western side. Whilst it offers an ideal family home it would readily lend itself to extension to provide a much larger home subject to usual consents being obtained.

It is approached via an enclosed porch opening to the hall with a modern oak and glass staircase.



Adjoining is an attractive day room and lounge, both enjoying high levels of natural light and splendid far-reaching views through the two picture windows.



There is a separate dining room, fitted kitchen and beyond a rear hall opens to a walk-in pantry, cloaks and WC, to the rear of the house, and also access to the integral garden room.



To the first floor are four bedrooms, the main with en suite shower room and a family bathroom.





The house benefits from a modern heating system with an air source system and photovoltaic solar panels reducing running costs to a minimum.



The gardens have been carefully landscaped and managed over many years to create extensive sweeping lawns with numerous maturing trees, established screen hedges to create privacy and shelter and is bounded to the western side by a minor mountain stream which flows down from the adjoining woodland.

Beyond is a paddock with separate gate access on to the lane, and is ideal for those wishing to keep small livestock or pony.



There is a large detached double garage with a large, covered storage area to one side and rear.



There is an enclosed garden which formerly had been an established kitchen garden.



The grounds extend for some distance to the southern side leading up to an area of maturing mainly deciduous woodland to which a winding pathway runs.

LOCATION PLAN



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

COUNCIL TAX

Denbighshire County Council Tax Band - G

TENURE

Tenure. Freehold.

AGENTS NOTES

WHAT THREE WORDS

What 3 Words. deflection.scrambles.middle

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