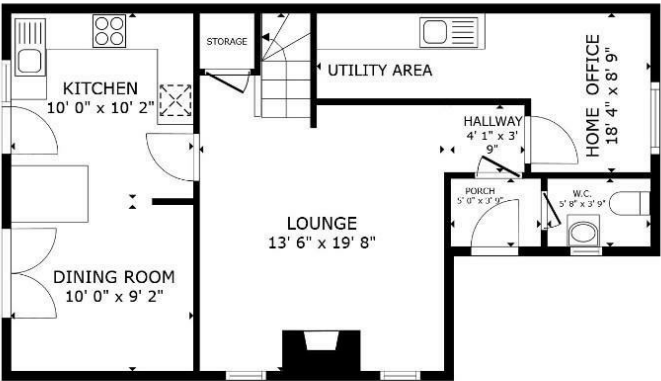
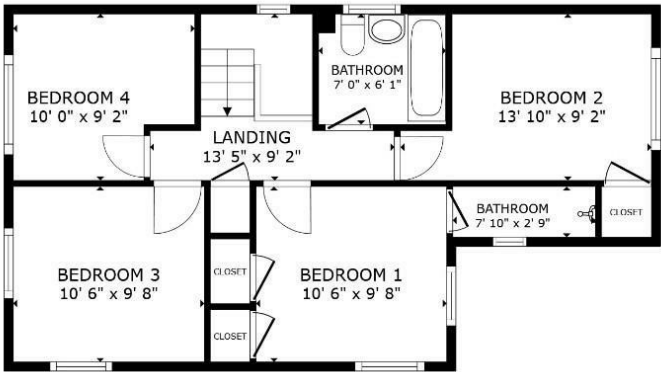


8 Maes Derw, Rhewl, Ruthin, Denbighshire, LL15 1TX

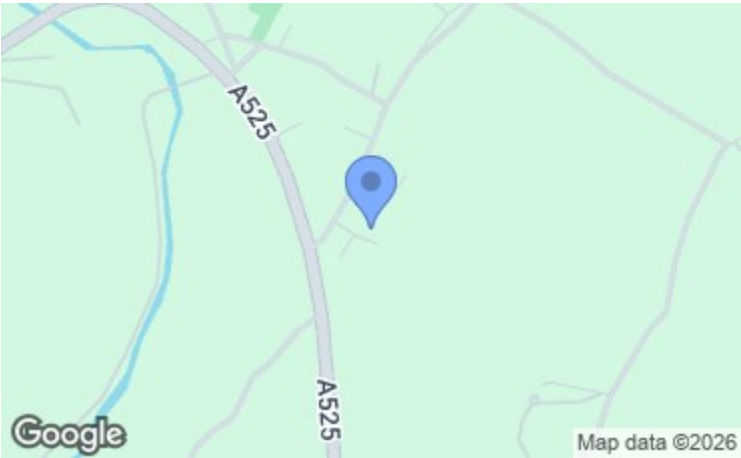


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 591 sq.ft. FLOOR 2 594 sq.ft.
TOTAL : 1,185 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		

Cavendish

ESTATE AGENTS

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Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



8 Maes Derw

Rhewl, Ruthin, Denbighshire

LL15 1TX

Price

£375,000

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.

A HIGHLY APPOINTED 4 BEDROOM DETACHED HOUSE WITH A SPLENDID BESPOKE GARDEN ROOM WITH PATIO, LOCATED OF A SMALL CUL-DE-SAC WITH FAR REACHING VIEWS OVER ADJOINING FARMLAND TO THE CLWYDIAN HILLS.

This very well presented family home affords entrance hall with cloakroom and WC, re-modelled lounge with dual aspect and feature fireplace, luxury fitted kitchen with a range of integrated appliances and adjoining dining room with french windows opening to garden. home office a with adjoining utility area. First floor landing, main bedroom with fitted wardrobes and en-suite shower., three further bedrooms and modern bathroom. Double glazing and gas central heating. Ample space for parking three cars.

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.

INSPECTION HIGHLY RECOMMENDED.

LOCATION



'Rhewl' is a popular rural village standing within the heart of the Vale Of Clwyd. There is a very popular Inn, whilst the nearby market town of Ruthin is some 2.5 miles distant providing a good range of shopping facilities catering for most daily needs together with secondary schools and good road links towards Mold, Chester and Wrexham.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Mahogany woodgrain effect double glazed door leading to enclosed porch, solid oak flooring.

CLOAKROOM

White suite comprising vanity with shaped bowl and cupboard beneath, low level WC, double glazed window, attractive tiled floor finish, chrome towel radiator.

LOUNGE

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



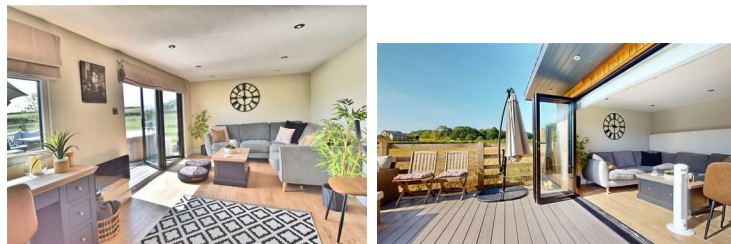
Remodelled to provide a large and versatile room which is well lit with three double glazed windows all affording far reaching views across adjoining farmland towards the Clwydian Hills, mock chimney breast with raised slate hearth and free-standing cream enamelled wood stove, TV point, downlighters, oak flooring, turned staircase rising off with understairs cupboard, two panelled radiators.



GARDEN ROOM



Timber framed construction being fully insulated and with electric light and power. The main has a three-section bi-fold door opening to a delightful room with ceiling downlighters, TV point, electric panelled radiator.



The garden room has a deep canopy with lighting and also opens to a very useful workshop/garden store.



DIRECTIONS

From the Agent's Ruthin Office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear right and immediately left onto Denbigh Road. Follow the road over the mini roundabout towards Denbigh and continue for approximately 1.5 miles. On entering the village of Rhewl

take the first right turning signposted Gelifor and thereafter take the first right into Maes Derw whereupon the house will be found at the head of the cul-de-sac on the right hand side.

COUNCIL TAX

Denbighshire County Council - Tax Band D

TENURE

Freehold.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*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 - REFERRALS

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

KITCHEN/DINING ROOM

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



Designed to take full advantage of the pleasing aspect over the rear garden and adjoining farmland, the kitchen area has a modern range of base and wall mounted cupboards and drawers with a light grey toned finish to door and drawer fronts and contrasting woodgrain effect working surfaces.



It includes an inset one and half bowl sink with mixer tap and drainer, inset five ring gas hob with stainless steel extractor hood above, integrated double oven and microwave oven, pan drawers, integrated dishwasher. Peninsula divide and breakfast bar with storage cupboards to one side, ceiling downlighters.



There is housing for an American style fridge/freezer with water point together with open wine rack to one side. The dining area has attractive painted wall paneling to the outer wall, ceiling downlighters, two double glazed French doors opening to the patio, further door opening to garden. Slate effect floor finish, panelled radiator.

STUDY AND UTILITY ROOM

5.59m x 2.67m max l-shaped (18'4 x 8'9 max l-shaped)



Fitted with a modern range of base and wall mounted cupboards and drawers with a woodgrain effect working surface to include inset single drainer sink with mixer tap, void and plumbing for washing machine, space for tumble dryer, wall cupboard housing a modern Vaillant gas fired boiler providing heating and hot water.



To one end is a very useful study area with integrated desk, drawers, wide double glazed window with aspect over the cul de sac. Woodgrain effect floor finish, panelled radiator.

FIRST FLOOR LANDING

Fitted linen cupboard with slatted shelving.

BEDROOM ONE

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



Two windows providing a dual aspect with views towards the Clwydian Hills, built-in wardrobes with two doors providing a combination of hanging rails and shelving, panelled radiator.

EN SUITE SHOWER ROOM



Fitted cubicle with glazed screen and high output shower, fully tiled walls, double glazed window, chrome towel radiator.

BEDROOM TWO

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



Double glazed window to front, fitted wardrobe, woodgrain effect floor finish, panelled radiator.

BEDROOM THREE

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



Dual aspect with two double glazed windows overlooking the rear garden and the adjoining fields, panelled radiator.

BEDROOM FOUR

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



Double glazed window to rear, painted wood effect panelling to part of one wall, panelled radiator.

BATHROOM

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



White suite comprising P-shaped bath with glazed screen and high output shower with monsoon style head, pedestal wash basin and WC, fully tiled walls, double glazed window, chrome towel radiator.

OUTSIDE



Access to either side leading to a wide riven stone effect slabbed patio. The rear garden is a particular feature of the house and enjoys a splendid rural aspect over adjoining farmland with open views towards the Clwydian Hills to include Moel Artur and Moel Fenlli. The owners have developed a most unique garden room. Adjoining is a raised woodgrain effect composite decked area with artificial lawn.