



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	71	77

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		

Manod
Rhewl, Ruthin, Denbighshire
LL15 1TN

Price
£350,000

AN EXTENDED FOUR BEDROOM DETACHED HOUSE STANDING WITHIN LARGE AND MATURE GARDENS just on the periphery of this popular village with beautiful views towards the Clwydian Hills in the south-east and aspects to the front over the village hall and playing fields

Benefiting from three reception rooms and a large fitted kitchen/dining room, the house will lend itself to a programme of modernisation and refurbishment. It affords entrance porch, central hall, lounge, extended day lounge, study, large fitted kitchen/dining room, side porch with cloaks and store room. First floor landing, extended bedroom one with fitted wardrobes and en suite shower room, three further bedrooms and family bathroom, gas heating, large carport with utility room. Wide tarmac driveway providing space for parking 3/4 cars together with a wide lawned garden to the front, side and rear with uninterrupted views in a southerly direction over farmland.

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 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

Double glazed sliding patio door leading to enclosed porch. UPVC double glazed door with decorative leaded effect finish and matching full depth panels to either side leading to entrance hall.

ENTRANCE HALL

4.65m x 2.39m (15'3" x 7'10")



Staircase rising off with enclosed understairs cupboard, double door cloaks cupboard with hooks, coved ceiling, panelled radiator.

LOUNGE

4.93m x 4.01m (16'2" x 13'2")



A spacious room with a wide double glazed window to front with vertical blind and pleasing views in a north-westerly direction over Rhewl playing fields. Stone fireplace and hearth with raised plinths, TV point, coved ceiling, panelled radiator. Twin glazed doors leading to dining room.

DAY LOUNGE

4.98m x 3.96m (16'4" x 13')



Designed to take full advantage of the pleasing views over adjoining farmland and beyond towards Moel Fenlli and the Clwydian Hills, it has a wide double glazed patio window leading to the garden, further window to side, coved ceiling, wall light points, two panelled radiators.

*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

OUTSIDE



there is a further lawned area and gates leading through to the rear. The rear garden is a particular feature as it has an outstanding aspect over adjoining farmland and the Clwydian Hills with a wide flagged patio, established and well stocked flower and shrub borders together with a further lawned area, timber framed and panelled summerhouse and a very useful detached brick and pebble dash rendered workshop with adjoining lean-to greenhouse.

VIEWS TOWARDS CLWYDIAN HILLS



The property is set back from the village road with a substantial stone wall together with an entrance leading into a wide tarmac driveway providing ample space for parking 3/4 cars and access to the adjoining carport.

CARPORT

5.79m x 2.69m (19' x 8'10")

The carport leads through to the rear of the house and also incorporates a utility room.

UTILITY

1.68m x 1.57m (5'6" x 5'2")

With plumbing for washing machine, fitted base unit with one and half bowl sink with drainer and mixer tap.



To the front is a wide lawned garden with flower and shrub borders, which extends around to the right hand gable where

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 continue for some 350 yards and the house will be found set back on the right opposite the village playing fields.

AGENTS NOTES

PLEASE NOTE. In accordance with the requirements of The Estate Agents Act 1979 as amended, the owner is related to a member of staff at our Ruthin office.

COUNCIL TAX

Denbighshire County Council - Tax Band G

TENURE

Freehold.



KITCHEN/DINING ROOM

4.88m max x 4.80m max (16' max x 15'9" max)



A spacious room with a range of base and wall mounted cupboards and drawers with a medium toned woodgrain effect finish to door and drawer fronts and contrasting stone effect working surfaces to include inset stainless steel one and half bowl sink with drainer and mixer tap, inset four ring electric hob with stainless steel hood above, integrated double oven, void and plumbing for dishwasher, integrated fridge and freezer, pantry cupboard, coved ceiling, downlighters, attractive tiled splashbacks, stone effect ceramic tiled flooring, panelled radiator.



STUDY

3.58m x 2.74m (11'9" x 9')



Double glazed window to front, pine clad ceiling and radiator.

SIDE PORCH

With cloakroom, wash basin and WC.

STORE ROOM

2.74m x 1.24m (9' x 4'1")

Useful store room with fitted shelving and radiator. Panelled door leading to adjoining carport and utility room.

FIRST FLOOR LANDING

BEDROOM ONE

5.41m max x 3.94m max (17'9" max x 12'11" max)



A spacious room to the rear of the house extended and with a large double glazed window affording truly delightful views across farmland and the Clwydian Hills towards Moel Fenli and beyond, further window to gable, range of fitted wardrobes comprising three double door wardrobes together with double door linen cupboard, coved ceiling, panelled radiator.



EN SUITE SHOWER ROOM

2.49m x 1.22m (8'2" x 4')



Floor level tray with glazed screen and high output shower, fitted cabinet to one wall incorporating wash basin and WC, marble effect top, wall cabinet and mirror, extractor fan, double glazed window, chrome towel radiator.

BEDROOM TWO

3.61m x 3.07m (11'10" x 10'1")



Double glazed window to front with pleasing views over the village hall and playing fields, coved ceiling, panelled radiator.

BEDROOM THREE

2.90m x 2.44m (9'6" x 8')



Double glazed window to front, panelled radiator.

BEDROOM FOUR

4.65m x 2.74m (15'3" x 9')



Spacious room with partially vaulted ceiling, double glazed window to front, panelled radiator.

SIDE LOBBY

2.69m x 1.50m (8'10" x 4'11")

Radiator, useful walk-in store room within which is a modern Logic Plus gas fired combination boiler providing heating and hot water.

BATHROOM

3.43m x 1.70m (11'3" x 5'7")



White suite comprising panelled bath, corner shower cubicle with electric shower - Not in working order, vanity with large bowl together with mirror and pelmet lighting above, cabinet incorporating low level WC. Double glazed window, panelled radiator.

