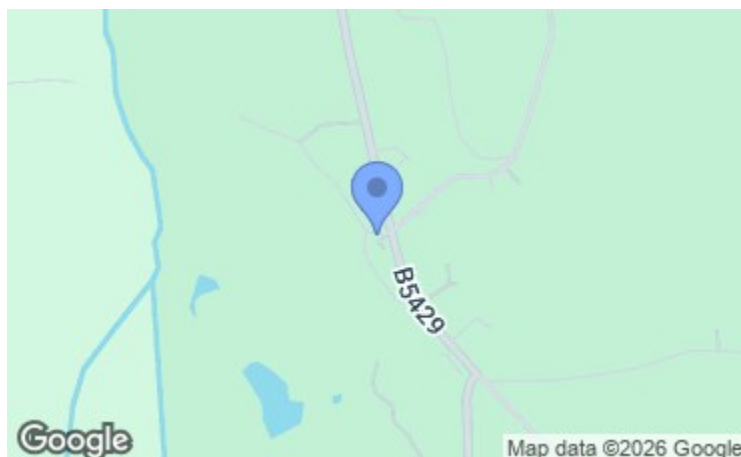


FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 1,186 sq.ft.  
TOTAL : 1,186 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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



**Paradwys**  
Graigfechan, Ruthin, Denbighshire  
LL15 2HA

**Price**  
**£325,000**

AN ATTRACTIVE THREE BEDROOM DETACHED BUNGALOW WITH LARGE CONSERVATORY, two reception rooms, detached garage and ample parking, set within private landscaped gardens to the centre of this popular rural village some 4 miles from Ruthin.

Commanding far reaching westerly views across The Vale, this spacious bungalow affords an outbuilt porch/sun room, modern fitted kitchen/breakfast room, large lounge with adjoining dining room, large double glazed conservatory, inner hall with three bedrooms and bathroom, utility room, modern triple glazed windows to the majority and oil fired heating. Detached garage with inspection pit, w.c. and adjoining stores. Inspection recommended.



## LOCATION

Graigfechan is a popular rural village standing on the western slopes of the Clwydian Hills some 4 miles from the market town of Ruthin and conveniently placed some 14 miles from Wrexham and 12 miles Mold. The nearby town of Ruthin provides a wide range of facilities catering for most daily requirements with primary school in the village of Pentre Celyn approximately 1.25 miles distance and secondary school in Ruthin.

## THE ACCOMMODATION COMPRISES

### PORCH/SUN ROOM



An outbuilt and enclosed uPVC and double glazed porch which provides a small sun room with a pleasing southerly aspect over the private rear garden. Stone-effect ceramic tiled flooring. Glazed and hardwood door leading to Kitchen/Breakfast Room.

## KITCHEN/BREAKFAST ROOM

4.93m x 3.15m (16'2" x 10'4")



A light and airy room with two triple glazed windows both with vertical blinds and one affording splendid westerly aspect across the Vale of Clwyd towards wooded countryside.

The kitchen is fitted with a modern range of base and wall mounted cupboards and drawers with a light grey toned finish to door and drawer fronts and contrasting stone-effect and white working surfaces to include an inset one and a half bowl stainless steel sink with mixer tap and drainer, space for slot-in electric cooker with stainless steel convector hood and light above, space for upright fridge/freezer, attractive tiled splashbacks and ceramic tiled floor. Panelled radiator. Corner recess with fitted cabinet providing a worktop and breakfast bar for two people. Coved ceiling with downlighters and a large loft hatch with pull down ladder.

The attic is fully boarded with electric light and power installed.

Sliding door to Utility Room.

## 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 Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/SC



### DETACHED GARAGE

6.10m x 3.35m overall to include the toilet (20' x 11' overall to include the toilet)

Brick built garage with up and over door to front, electric light and power installed together with a woodburning stove, an inspection pit and a concealed low-level WC.

### SOLAR PANELS

12 solar panels are on the southern roof slope.

### DIRECTIONS

From the Agents Ruthin office proceed down Well Street and where it meets the junction with Station Road, bear right. Follow the road out of town for some two miles. On entering the village Llanfair D.C turn left signposted Graigfechan. At the crossroads, turn right and follow the road into Graigfechan. Continue past Three Pigeons Inn, down the dip and on proceeding up the far side, turn right directly opposite the Ebenezer Chapel and the bungalow is on the right.

### TENURE

Freehold

### COUNCIL TAX

Denbighshire County Council - Tax Band F

### 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.



### UTILITY ROOM

3.15m x 1.17m (10'4" x 3'10")

A fitted double drainer sink with under cupboard, plumbing for washing machine and dishwasher, Worcester oil fired combination boiler providing heating and hot water, matching ceramic tiled floor to kitchen. Double glazed window.

### LOUNGE

5.41m max x 4.50m max (17'9" max x 14'9" max)



A spacious room with fireplace with a mellow toned rustic brick fire grate with raised heather brown topped hearth (the flue has been sealed but remains in situ), TV aerial point, deep coved ceiling and panelled radiator. Archway to adjoining dining room.



### DINING ROOM

4.55m x 2.72m (14'11" x 8'11")



Designed to take full advantage of the far reaching views with two large triple glazed windows both affording south westerly and westerly views across the vale, deep coved ceiling and panelled radiator.

### CONSERVATORY

4.50m x 2.21m (14'9" x 7'3")



Approached from the lounge with a wide double glazed sliding patio window, the conservatory is positioned in a slightly elevated setting with pleasing aspects over the beautifully landscaped gardens and beyond westwards towards the vale. It has double glazed windows and matching door leading to the rear garden. A pitched polycarbonate roof with downlighters and a wall mounted Dimplex electric heater. Glazed door to inner hall.



### INNER HALL

Fitted large walk-in cupboard with coat hooks and high-level shelf, further airing cupboard with pre-lagged cylinder with immersion heater.

### BEDROOM 1

3.99m x 3.20m (13'1" x 10'6")



Modern range of furniture providing two double door and two single door robes providing accommodation for hanging rails and shelving, one mirror fronted together with central dressing table with mirror and locker storage cupboard over and corner shelving. Matching bedside cabinets and cupboard, triple glazed window with far reaching views across the vale towards the tower of Llanfair church, coved ceiling and panelled radiator.

### BEDROOM 2

3.40m x 3.23m (11'2" x 10'7")



Triple glazed window overlooking the side landscaped garden, coved ceiling, panelled radiator.

### BEDROOM 3

2.95m x 2.64m (9'8" x 8'8")



Triple glazed window to front with far reaching views, coved ceiling and panelled radiator.

### BATHROOM

2.16m x 1.93m (7'1" x 6'4")



Modern white suite comprising panelled bath with grip handles, separate corner shower cubicle with glazed screen and high output shower, pedestal wash basin and WC, part tiled walls with decorative dado, ceiling downlighters and coved ceiling, mirror fronted cabinet and a large chromed towel radiator. Double glazed window.

### SEPARATE CLOAKROOM

Sani-flow w.c with wash basin and double glazed window.

### OUTSIDE



The property stands in the heart of this popular rural village. It is approached over a private drive leading to this and adjoining property. It benefits from two drives, the main being brick paved, providing space for parking for two cars together with access to the detached garage. Beyond is a further brick paved hardstanding providing space for parking and access to a timber framed and corrugated metal workshop/small garage.



The gardens enjoy a high degree of privacy with screen fencing in the main together with decorative wrought iron gates. There is a wide flagged patio area adjoining the porch/sun room together with a low-level wall and steps leading up to the most delightful south facing garden with central lawn and established and well stocked flower/shrub borders to include some specimen roses.