

First Floor Plan



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		79	86
		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		75	82
		EU Directive 2002/91/EC	

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**Cavendish**  
**ESTATE AGENTS**

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**Tair Llygaid,**  
Graigfechan, Ruthin, Denbighshire  
LL15 2EU

**Price**  
**£550,000**

A very imposing architect designed and highly appointed three storey family home located to the centre of this popular rural village some 4 miles from Ruthin. Affording very spacious and adaptable rooms it affords: Lower ground floor hall, large bedroom five with en-suite and walk-in wardrobe, bedroom four and storage room. Upper Ground floor: large reception hall with fine oak staircases, stunning lounge with balcony extending to a wide patio area enjoying splendid views, luxury fitted kitchen/dining room, utility room, cloakroom & WC and garden room. First floor: large landing/study area, master bedroom with walk-in wardrobe and en-suite, two further bedrooms and bathroom. Double glazing, underfloor heating, oil central heating and security alarm system. Detached garage and recently landscaped gardens to rear and a splendid raised patio to the front enjoying far reaching south and westerly views towards Snowdonia.

**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.

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The sale presents a rare opportunity to acquire a modern architect designed and very highly appointed contemporary family house which has been designed to take full advantage of the slightly elevated setting which commands far reaching westerly views across The Vale. The accommodation is very spacious throughout with living rooms arranged over three floors, arranged around a large central hall and landings.

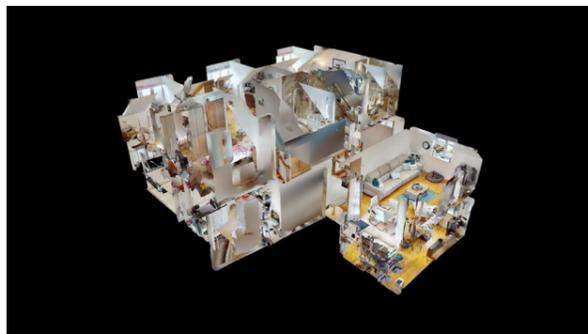
Utilising high levels of insulation with bespoke pre-coloured double glazed windows and under-floor heating to the ground and first floor. The quality of finish and specification is high throughout with beautiful solid oak and glass staircases, a splendid lounge and garden room and luxury fitted kitchen. The accommodation is versatile with large bedrooms to both the ground and second floors with highly appointed bathrooms.

The house also benefits from under floor heating to the lower and upper ground floor with zone controls.

The gardens have been landscaped with wide driveway, detached garage and raised private garden which extends around to a beautiful patio and verandah to the front of the house.

The village stands on the B5429 providing ease of access towards Chester and Wrexham, whilst Ruthin is only 4 miles distant.

**3D VIRTUAL TOUR**



Available to view on-line.

**THE ACCOMMODATION COMPRISES**

UPVC part glazed front door with matching windows to either side opening to:

**RECEPTION HALL**

3.60 x 2.60 (11'10" x 8'6")



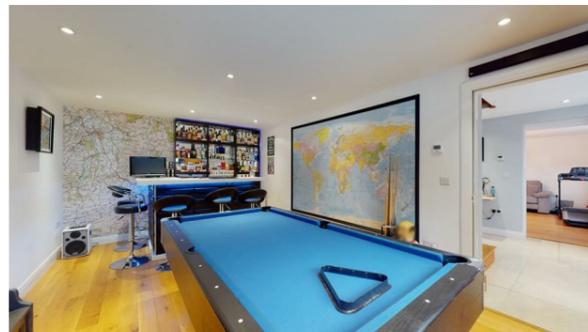
A fine solid oak and glass staircase rising off, coved ceiling, high gloss stone effect ceramic tiled floor. Security alarm system.

**BEDROOM 4/STUDY**

5.61 x 3.45 (18'5" x 11'4")



Fine oak engineered floor with underfloor heating, ceiling down lighters.



**BEDROOM FIVE**

4.34 x 4.09 (14'3" x 13'5")



Large double glazed window, coved ceiling. Oak engineered floor with underfloor heating. Telephone point.

**TENURE**



Freehold.

**COUNCIL TAX**



Denbighshire County Council - Tax Band G

**DIRECTIONS**

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road bear right and follow the road out of town for some 2 miles. On entering the village of Llanfair DC continue past the White Horse Inn and take the left turning signposted Graigfechan. Follow the country lane to the staggered crossroads and turn right and continue on the B5429 into Graigfechan. On passing the Three Pigeons Inn follow the road down the dip and up the hill towards the Chapel, the plot and the property will be found on the left hand side.

**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.

**VIEWING**

By appointment through the Agent's Ruthin Office 01824 703030.

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

HME

OUTSIDE



The property is bounded by an impressive stone wall with wide splayed entrance, stone pillars and impressive bespoke wrought iron gates leading to a wide grey paved effect concrete drive providing ample parking and access to the garage. There is a useful store area to one side extending beneath the verandah.

BALCONY & VERANDAH



VIEWSCROSSTHEVALE



DETACHED GARAGE

5.99 x 3.48 (19'8" x 11'5")

Electric roller shutter door to front, with security system, electric light and power installed, personal door to side.

GARDENS



Recently overhauled with wide turned steps and glass balustrade lead up to the rear of the house where the gardens have been extensively landscaped with a sheltered lower patio adjoining the garden room, and raised beds adjoining in terraced form and further steps lead up to a wide paved area with pleasing westerly aspect. The path leads around the side to the front of the house with a splendid glass and stainless steel and verandah and patio. With stunning views across The Vale.

EN-SUITE

2.24 x 1.63 (7'4" x 5'4")



Luxury white suite comprising large cubicle with electric shower, vanity with bowl and w.c; stone effect wall tiling and flooring with underfloor heating.

WALK-IN WARDROBE

1.98 x 1.63 (6'6" x 5'4")

STORAGE ROOM

2.74 x 1.93 (9'0" x 6'4")

Located off the entrance hall.

UPPER GROUND FLOOR

MAIN LANDING



A large room with oak and glass balustrade, tiled floor and down lighting.



CLOAKROOM & W.C.



Contemporary suite with wall cabinet and basin, low level w.c; ceramic floor tiling to match.

LOUNGE

5.50 x 4.60 (18'1" x 15'1")



Designed to take full advantage of the far reaching views with twin glazed doors with matching side panels opening to a large balcony which extends across the front of the house, oak flooring TV aerial point, telephone point.



**GARDEN ROOM**  
5.70 x 3.50 (18'8" x 11'6")



Approached via double doors from the hall and with bi-fold doors opening to the main garden it is a light and airy room with vaulted ceiling, double glazed window to three sides and oak flooring.



**KITCHEN / DINING ROOM**  
5.80 x 4.60 (19'0" x 15'1")



A highly appointed kitchen with an extensive range of base and wall units to include a large central dias with white high gloss finish to door and drawer fronts and black granite worktops. It includes inset electric hob, extractor hood, cooker, dishwasher and microwave, built-in wine refrigerator, American style fridge freezer, deep pan drawers and ceramic tiled floor to match, ceramic tiled floor throughout and double glazed window and french doors opening to balcony.

**UTILITY ROOM**  
3.60 x 2.70 (11'10" x 8'10")



Fitted base units to match kitchen with stone effect worktop, inset single drainer sink, void and plumbing for washing machine, extractor fan, ceramic tiled floor to match, double glazed window and part glazed door to side.

**FIRST FLOOR LANDING / STUDY**  
3.50 x 3.20 (11'6" x 10'6")



A spacious room which is capable of sub-division if required with double glazed window affording westerly aspect, fitted desk with cupboards, fitted bookshelves/storage. Oak flooring and panelled radiator.

**BEDROOM ONE**  
4.50 x 3.91 (14'9" x 12'10")



Fitted dressing table unit with several drawers, bedside drawer units. Westerly views. Panelled radiator. Walk in wardrobe.

**ENSUITE SHOWER ROOM**  
2.39 x 2.01 (7'10" x 6'7")



Luxury white suite comprising large cubicle with thermostatic shower, fitted cabinet to include wash basin and low level WC. Stone effect high gloss floor and wall tiling. Extractor fan and ladder radiator.

**BEDROOM TWO**  
3.81 x 2.84 (12'6" x 9'4")



Fitted wardrobes and bedside tables with drawers. Westerly views. Panelled radiator.

**BEDROOM THREE**  
3.15 x 3.07 (10'4" x 10'1")



Panelled radiator.

**BATHROOM**  
2.69 x 2.49 (8'10" x 8'2")



Luxury white suite comprising large cubicle with thermostatic shower, large contemporary bath fitted cabinet to include wash basin and low level WC. Stone effect high gloss floor and wall tiling. Extractor fan and radiator.