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47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Gilfach, Clawddnewydd, Ruthin, LL15 2NA

- Detached 3 Bedroom Property
- Useful Detached Outbuilding
- Oil Fired Central Heating
- Ample Off Road Parking
- Large Gardens
- Rural Views
- Double Glazing throughout
- No Forward Chain

This spacious split-level detached 3 Bedroom property occupies a generous plot with large gardens and ample parking and also benefits from an useful detached outbuilding which offers excellent versatility of use subject to planning.

The property enjoys a central position within the village and abuts open countryside to the rear providing rural views. The village provides a good selection of amenities to include shop and pub.

In brief, the accommodation provides Entrance Porch, Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Large Utility Room, Boiler Room, Shower Room, 3 Double Bedrooms and Wet Room. The property benefits from UPVC double glazing and oil fired central heating.

Ample parking lies to the front whilst the rear gardens are particularly spacious and enclosed and abut open countryside.

The property also benefits from a useful detached building, formerly a telephone exchange, constructed of brick under a pitch tiled roof, and offering versatility of use subject to the necessary permissions.

No forward chain.

ACCOMMODATION

Comprising of:-

ENTRANCE PORCH

With UPVC windows.

ENTRANCE HALLWAY

Coved ceiling, staircase to lower ground floor.

LIVING ROOM

18'3" x 12'5" (5.565 x 3.786)

Centrally situated tiled fireplace housing an open fire, UPVC window to front elevation, coved ceiling, double doors giving access to:

DINING ROOM

13'1" x 8'8" (3.99 x 2.663)

UPVC windows to side and rear elevations, coved ceiling, dumb waiter to kitchen.

BEDROOM 1

13'0" x 10'1" (3.974 x 3.097)

UPVC window to front elevation, built-in storage cupboards

BEDROOM 2

15'2" x 10'0" (4.624 x 3.052)

UPVC window to rear elevation with rural views.

BEDROOM 3

15'2" x 9'9" (4.624 x 2.972)

UPVC window to rear elevation, built-in storage cupboards.

SHOWER ROOM

9'11" x 5'9" (3.037 x 1.763)

With shower, low flush wc, wash hand basin, wet room flooring, UPVC window to side elevation, fully tiled walls.

LOWER HALLWAY

UPVC external door to rear elevation giving access to rear gardens.

KITCHEN/BREAKFAST ROOM

12'5" x 12'4" (3.806 x 3.779)

Base and wall storage units with ample working surfaces over, stainless steel sink unit, tiled flooring, UPVC windows to side and rear elevations, dumb waiter from dining room.



UTILITY ROOM

9'1" x 7'6" (2.793 x 2.294)

Quarry tiled flooring, Belfast sink, plumbing for washing machine, UPVC window to rear elevation.

BOILER ROOM

9'1" x 5'0" (2.793 x 1.526)

Quarry tiled flooring, floor mounted Worcester oil fired central heating boiler, external door to rear elevation.

SHOWER ROOM

8'9" x 5'6" (2.683 x 1.679)

Shower cubicle, low flush wc, UPVC window to side elevation, storage cupboard.

GARDENS

To the front the property benefits from ample parking whilst to the rear are generous lawned gardens which are enclosed and abut open countryside. Greenhouse and timber garden store.

DETACHED OUTBUILDING

26'8" x 7'7" (8.14 x 2.33)

This useful building lies to the side of the property and provides ample scope for a number of uses subject to the necessary planning permissions.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

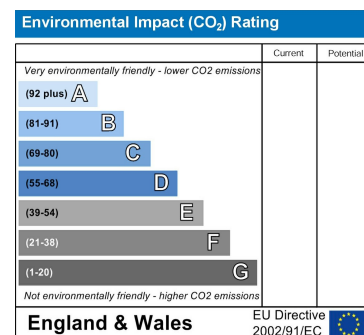
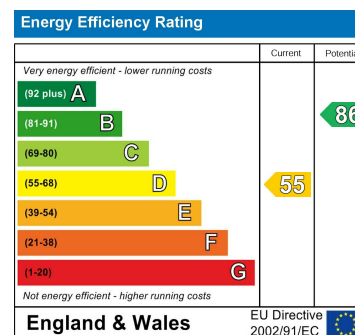
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The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.



GROUND FLOOR ACCOMMODATION
For illustrative purposes only



LOWER GROUND FLOOR ACCOMMODATION
For illustrative purposes only

