



Graigadwywynt,
Ruthin, Denbighshire LL15 2TL

Price
£435,000

An extended three bedroom detached period house of character and appeal together with large detached double garage with home office/games room over, standing within extensive grounds of about 0.42 acre in an enviable rural position in the heart of rolling countryside some four miles south of Ruthin. Located off a minor country lane leading towards the pretty hamlet of Graigadwywynt, this attractive house would lend itself to some modernisation and refurbishment. It affords: out-built porch, central hall, lounge with feature fireplace, dining room, fitted kitchen, utility room and cloakroom, day lounge and study, first floor landing leading through to a central day lounge/dressing room which adjoins the master bedroom and en suite shower room, two further bedrooms and bathroom/wc. Oil central heating, extensive driveways with ample parking, informal lawned gardens and truly delightful views across the Vale.

LOCATION

Graigadwywynt is a small Hamlet standing in a secluded rural setting approached over a minor country lane to the south west of the Vale some 4 miles from Ruthin and 13 miles Wrexham.

THE ACCOMMODATION COMPRISES:

Out-built and enclosed porch with twin doors in. Panelled and framed door leading to:

HALL

4.11m x 2.13m (13'6" x 7'0")

Staircase leading off with enclosed cupboard beneath. Steps leading down via a fine oak arch and oak panelled and glazed doors to a central day room.

DAY LOUNGE

4.14m x 3.00m (13'7" x 9'10")

Two double glazed windows with southerly aspect over the garden, attractive Victorian style fireplace with raised hearth and oak surround, fitted cupboards to recess, tv point, open beamed ceiling, wall light points and radiator.



DINING ROOM/STUDY

4.14m x 2.03m (13'7" x 6'8")

Two double glazed windows with rural views and panelled radiator.



CENTRAL DAY ROOM

4.83m x 4.11m (15'10" x 13'6")

Impressive and deep inglenook fireplace with large supporting beam, raised hearth and an ornate cast-iron fire grate, oak panelled floor, Georgian style double glazed french doors opening to south facing patio, central supporting beam, tv point and panelled radiator. Square archway to kitchen.



KITCHEN/BREAKFAST ROOM

5.05m x 2.82m (16'7" x 9'3")

Fitted with a range of french oak style base and wall units with solid oak panelled door and drawer fronts, contrasting working surfaces to include an inset four-ring electric Stoves hob, matching double oven and concealed convector hood over. Inset 1½ bowl sink with mixer tap, integrated dishwasher and fridge. Wide double glazed window, tiled splash backs, vaulted ceiling with exposed purlin and downlighters, former recessed fireplace with supporting beam

and housing an oil fired Rayburn cream enamelled range cooker with hot plate and oven. Stable door leading to side.



SIDE HALL

With a wide double glazed sliding patio window opening to the south facing garden.

DINING ROOM

4.06m x 3.68m (13'4" x 12'1")

A fine heavy beamed ceiling, deep stone lined and recessed fireplace with raised hearth, supporting beam and cast-iron stove. Two double glazed windows, ceramic tiled flooring and panelled radiator.



UTILITY ROOM

2.97m x 2.79m (9'9" x 9'2")

Fitted base and wall units to match kitchen, void and plumbing for washing machine, space for freezer, Worcester oil fired combination boiler providing domestic hot water and heating, and matching floor to kitchen.

CLOAKROOM

Fitted cabinets to match kitchen, double glazed window, wash basin and wc, and matching tiled floor.

FIRST FLOOR LANDING

With panelled door leading to first floor dressing room.

DRESSING ROOM

4.72m x 4.32m +deep recesses (15'6" x 14'2" +deep recesses)

Out-built oak panelled wardrobes with hanging rail and shelving. High vaulted ceiling with impressive central 'A' frame truss and original purlins, Velux roof light, two double glazed windows and panelled radiator.



BEDROOM ONE

4.47m (max) x 4.22m (14'8" (max) x 13'10")

Located beyond the central room, a light and airy room with a high vaulted ceiling with exposed purlins, two double glazed windows and panelled radiator.



BEDROOM THREE

4.11m x 2.03m (13'6" x 6'8")

Two double glazed windows and radiator.

SHOWER ROOM

White suite comprising walk-in cubicle with glazed screen and high output shower, pedestal wash basin and wc. Double glazed window and radiator.

OUTSIDE

The property stands within grounds of about 0.42 Acre and provides a roughly rectangular shaped plot with wide gated entrance leading to a driveway which extends across the front elevation of the house and with a long drive leading to the detached garage which stands on the southerly boundary. The driveway also extends to the left hand elevation, providing additional parking area.



EN SUITE

1.91m x 1.83m (6'3" x 6'0")

White suite comprising bath, wash basin and w.c; part tiled walls, Velux light and radiator.

BEDROOM TWO

4.11m x 3.28m (13'6" x 10'9")

Two double glazed windows with southerly aspect and panelled radiator.



DETACHED DOUBLE GARAGE

With electronically operated roller shutter door to front, electric light and power installed, and internal staircase leading to a large loft room over.

VIEWS FROM UPPER GARDEN



LOFT ROOM

Providing ideal home office or games room with double glazed window to the front elevation with far reaching northerly views along the Vale of Clwyd and further doorway which can provide access to the southerly elevation.

COUNCIL TAX

Denbighshire County Council - Council Tax Band E.

DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road bear right. Follow the road out of town for some two miles to the village of Llanfair Dyffryn Clwyd and turn right directly opposite The White Horse Inn signposted Pwllglas. Follow the road along the village road and down the hill, and at the minor crossroads turn left signposted Graigadwywynt. Continue for about one mile whereupon the unmade lane denoted by the Agent's 'For Sale' board leading down to Pistyll Gwyn will be found on the left hand side. The property is the first on the right.

VIEWING

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

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

HME/JF





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.

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