

Cavendish

RESIDENTIAL

St Peters Square, Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030 Fax: 01824 707540

Email: ruthin@cavres.co.uk



Clawddnewydd,
Ruthin, Denbighshire LL15 2NF

By Auction
£200,000

***** FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID PRICE £200,000 + RESERVATION FEE. *****

An extended four bedroom detached period house formerly a tollgate cottage, standing within beautifully landscaped gardens with ample parking and detached double garage, located in a lovely rural setting with far reaching views across farmland towards the Vale of Clwyd and southwards towards the Cambrian Mountains. This distinctive property, whilst benefitting from modern double glazing and oil central heating, would lend itself to some modernisation and refurbishment. The accommodation affords: hall, lounge, study, kitchen/breakfast room, inner hall with dining room and bathroom, out-built side porch (single glazed), first floor landing, bedroom one with balcony overlooking the gardens and views, three further bedrooms and modern shower room; oil central heating, detached double garage. Continued .../.

This property is for sale by The North West Property Auction powered by IAM Sold Ltd..

www.cavendishresidential.com

Continued .../...

There are wide and well stocked herbaceous borders with numerous perennial shrubs, two greenhouses together with potting shed and summer room, from which there is a pleasing aspect across the gardens southwards towards the Cambrian Mountains. There are three small ponds together with winding pathways and wide patio.

MODERN METHOD OF AUCTION

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 56 days to achieve exchange of contracts and complete the transaction from the date the buyer's solicitor is in receipt of the draft contracts. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 4.2% subject to a minimum of £6,000 including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

AUCTION

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the North West Property Auction powered by iam-sold Ltd

LOCATION

Clawddnewydd is a small rural village standing in the heart of rolling countryside some 5.5 miles from the market town of Ruthin which provides a wide range of facilities catering for most daily requirements to include primary and secondary schools and good road links towards Mold and Chester.

The village has a thriving community based in the village community centre - "Canolfan" - and community owned and run Inn.



THE ACCOMMODATION COMPRISES:
Mahogany wood grain effect UPVC double glazed door with matching window to side leading to:

ENTRANCE HALL

1.85m x 1.83m (6'1" x 6'0")

High level window to one side and parquet wood block floor.

LOUNGE

4.29m x 3.71m (14'1" x 12'2")

Feature stone fireplace with raised slate hearth and inset cast-iron multi-fuel fire grate, two Georgian style double glazed windows, one with window seat, heavy beamed ceiling, wall light points, dado rail, open tread staircase rising off and panelled radiator. Archway to the study.



STUDY

2.82m x 2.46m (9'3" x 8'1")

Double glazed window, parquet wood block flooring, wall light points and radiator. Twin glazed doors opening to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

4.57m x 3.30m (15'0" x 10'10")

Fitted with an extensive range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts and contrasting stone effect working surfaces to include double drainer sink, integrated dishwasher and fridge, glazed display cabinets and an electric oven. Freestanding white enamelled SAESSE oil fired range with back boiler interconnecting into the domestic hot water and central heating system, twin hot plate and double oven. Separate Worcester oil fired boiler, also providing domestic hot water and heating. Double glazed window with far reaching views across the Valley towards the

Berwyn Mountains, tiled splash back and ceramic tiled floor. Glazed door and panels leading to out-built rear porch.



REAR PORCH

2.74m x 1.85m (9'0" x 6'1")

With single glazed windows and softwood door out. Twin doors opening to:

INNER HALL

With large walk-in pantry cupboard/store with hanging rail and shelving.

DINING ROOM

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

Georgian style double glazed window with far reaching views, ceiling downlighters, wall light points and radiator.



BATHROOM

2.44m x 1.83m (8'0" x 6'0")

Coloured suite comprising panelled bath with grip handle, separate walk-in cubicle with electric shower, pedestal wash basin and wc, three-quarter tiled walls, ceiling downlighters, double glazed window, shaver point and radiator.

FIRST FLOOR

SPLIT LEVEL LANDING

With double glazed window, wall light point and radiator.

BEDROOM ONE

4.09m x 2.92m (13'5" x 9'7")

A light and airy room with a high vaulted ceiling with exposed purlins, Georgian style double glazed window with far reaching views towards the Berwyn Mountains and double glazed doors opening to a balcony overlooking the garden and beyond to the Clwydian Hills. Wall light points and radiator.



BEDROOM TWO

3.40m x 3.35m (11'2" x 11'0")

Out-built double door wardrobes, matching chest of drawers and bedside cabinets. Wall light points, vaulted ceiling and exposed purlins, double glazed window with far reaching views and radiator.



BEDROOM THREE

3.84m x 2.79m (12'7" x 9'2")

Vaulted ceiling, double glazed window with views and fitted wardrobe. Fitted airing cupboard with cylinder and radiator.



BEDROOM FOUR

2.77m x 2.46m (9'1" x 8'1")

Vaulted ceiling and exposed purlins, two double glazed windows and radiator.

SHOWER ROOM

3.43m x 1.27m (11'3" x 4'2")

Modern white suite comprising walk-in tray with electric shower, vanity unit with bowl and low level wc, fully tiled walls, double glazed window and a chrome towel radiator.



OUTSIDE

As a former tollgate it stands in a prominent position fronting onto the B5105 just on the outskirts of the village. To the front is a low maintenance herbaceous garden with flagged pathway and gravelled edges, whilst the main entrance is off the adjoining minor country lane with screen fencing, timber panelled gate with steps leading to the rear entrance to the house, and beyond a wide splayed entrance with timber panelled gates opening to a printed concrete driveway providing ample space for parking two cars and access to a detached double garage.



DOUBLE GARAGE

5.00m depth x 6.05m to inc dividing wall (16'5" depth x 19'10" to inc dividing wall)

Two timber panelled doors in, one garage has an inspection pit and with electric light and power installed.

To the rear of the garage is a summer room 2.82m x 1.93m (9'3" x 6'4") with adjoining potting shed.



GARDENS

To one side a gate opens to the gardens, which can only be fully appreciated upon inspection. They have been developed over many years with established perennial beds and borders, ponds and winding pathways, two greenhouses, and secluded sitting areas.



COUNCIL TAX

Denbighshire County Council - Council Tax Band E.



DIRECTIONS

From the Agent's Ruthin Office take the B5105 Cerrigdrudion road proceeding along Mwrog Street and through Llanfwrog, continuing for some five and a half miles to the village of Clawddnewydd. Follow the road through the village for about 0.6 mile whereupon Tal y Borth will be found on the right hand side adjoining the right hand turning signposted Clocaenog.

VIEWING

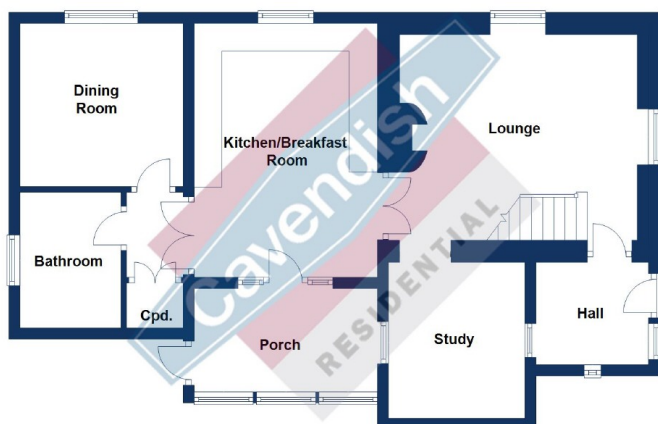
By appointment through the Agent's Ruthin office 01824 703030.

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

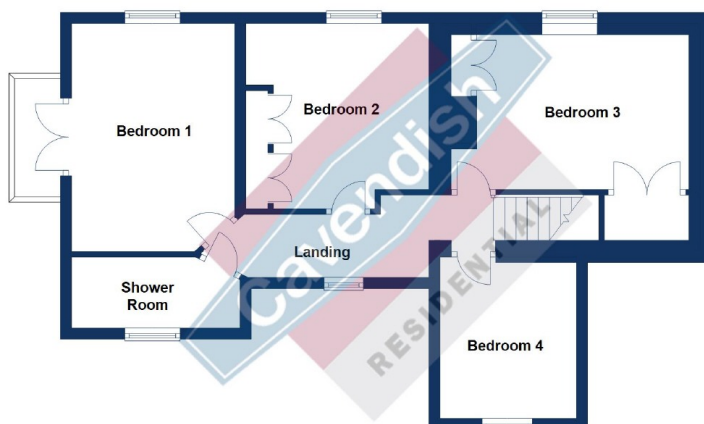
HME/JF



Ground Floor



First Floor



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 Residential.

