



Sycharth, 8 Llys Y Berllan

Ruthin, Denbighshire LL15 1PJ

Price
£400,000

A beautifully appointed four bedroom detached house which has been refurbished to a high standard throughout to include a splendid bespoke conservatory, luxury fitted kitchen / breakfast room and three large reception rooms. Standing within large gardens to the head of this popular residential cul-de-sac about two thirds of a mile from the town centre. With views to the Clwydian Hills to the East and Coed Marchan to the West. This very spacious modern home also benefits from Planning Consent for further extension to the first floor if required. Benefiting from double glazing and gas central heating, it affords a large reception hall with fine oak staircase, large through lounge, day room, games room, 28ft x 11ft conservatory and an adjoining luxury fitted kitchen / breakfast room, utility room; first floor landing, two bedrooms with en-suite, two further bedrooms and bathroom. Ample parking, secluded westerly facing gardens to rear. **INSPECTION HIGHLY RECOMMENDED.**

LOCATION

The mediaeval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, primary and secondary schools. Mold is some 11.5 miles distant and Chester some 24 miles, with good road communications providing access for those wishing to commute to the motorway network.

THE ACCOMMODATION COMPRISES

UPVC double glazed front door with matching panel to either side leading to:

ENTRANCE VESTIBULE

Fine riven slate tiled floor. Oak panelled and glazed door with matching side panel and window opening to:

RECEPTION HALL

6.35m x 2.67m (20'10" x 8'9")

A splendid large reception hall with a bespoke solid oak staircase rising off. Coved ceiling with downlighters, oak architraves and skirting boards and a fine oak boarded floor. Two contemporary radiators.



LOUNGE

8.18m x 4.45m (26'10" x 14'7")

A splendid room which is well lit with a large double glazed window to both front and rear elevations, the rear with two opening sections to a westerly facing decked area and views across Ruthin towards wooded countryside. Outbuilt chimney breast with a raised polished granite hearth with a free standing cast iron multi-fuel fire grate. Ceiling downlighters, coved ceiling, TV aerial point, oak flooring and two low level contemporary radiators.



ADDITIONAL LOUNGE PHOTO



DAY LOUNGE / DINING ROOM

3.91m x 3.56m (12'10" x 11'8")

Wall mounted living flame gas fire, coved ceiling, oak flooring and radiator. Double glazed French windows and matching panels leading to:

CONSERVATORY

8.61m x 3.35m (28'3" x 11'0")

A splendid conservatory which extends over the majority of the rear elevation of the house interconnecting with the French doors to the kitchen. The conservatory is divided into two areas providing a dining area and lounge - both with air conditioning units which both heat and cool the room throughout the seasons. Fine ceramic tiled floor with electric under floor heating, pitched glazed roof which is UV coated and self-cleaning.



ADDITIONAL PHOTO



KITCHEN / BREAKFAST ROOM

Extensively fitted with a bespoke range from High Vogue in Mold with solid oak door and drawer fronts and contrasting black granite working surfaces to include a peninsular breakfast bar. Inset one and a half bowl sink with drainer and mixer tap, Neff stainless steel six burner range cooker with ovens, grill and plate drawer together with a stainless steel upstand and large Neff extractor hood and light over. Neff integrated oven, microwave and dishwasher, granite upstands, ceiling downlighters, ceramic tiled flooring and polished steel radiator.



GAMES ROOM

6.17m x 5.79m (20'3" x 19'0")

Formerly the integral garages, converted to provide a very spacious and adaptable room with two double glazed windows to the front elevation, further window to gable, ceiling downlighters, and radiators.



CLOAKROOM

White suite comprising pedestal wash basin and WC, tiled walls, extractor fan, ceramic tiled flooring, wall mounted gas fired boiler providing domestic hot water and central heating.

UTILITY ROOM / SIDE PORCH

3.61m x 1.75m (11'10" x 5'9")

Fitted base units with solid oak doors and polished granite working surfaces with a white glazed Belfast sink, void and plumbing for washing machine and space for tumble dryer. Further double door broom cupboard with shelving, ceramic tiled flooring to match kitchen, radiator, double glazed door and window to side.

FIRST FLOOR LANDING

Oak flooring, coved ceiling, fitted airing cupboard with pre-lagged cylinder and radiator. Walk in linen cupboard housing a pre lagged cylinder Extensive wall shelving. Radiator. Opening to a large attic area.

BEDROOM ONE

4.90m x 3.76m (16'1" x 12'4")

Large double glazed window to the front elevation with views across Llys Y Berllan towards Moel Fenlli and the Clywdian Hills. Outbuilt fitted wardrobes comprising two double door and one single door wardrobe, and radiator.



EN-SUITE BATHROOM

3.76m x 1.40m (12'4" x 4'7")

Large shaped spa bath with glazed shower screen and electric shower over, pedestal wash basin and WC. Travertine style ceramic tiled walls with contrasting floor, ceiling downlighters with extractor fan, double glazed window and a contemporary chromed towel radiator.

BEDROOM TWO

4.90m x 3.05m (16'1" x 10'0")

Double glazed window with semi-rural views across Ruthin towards the Castle. Oak laminated flooring, outbuilt wardrobes comprising one double door and two single door wardrobes providing hanging rails and shelving. Radiator.



EN-SUITE SHOWER ROOM

1.88m x 1.70m (6'2" x 5'7")

An enclosed shower cubicle with multi-point heads and steamer, wash basin and low level WC. Tiled walls, halogen downlighters, double glazed window and slate effect flooring. Radiator.

BEDROOM THREE

4.50m x 3.00m average (14'9" x 9'10" average)

Outbuilt wardrobes comprising one double and two single door wardrobes with hanging rails and storage. Double glazed window with views across the cul-de-sac towards the Clwydian Hills, wood grained effect laminate floor covering. Radiator.

BEDROOM FOUR

3.58m x 2.92m +deep dr rec (11'9" x 9'7" + deep dr rec)

Wood grained effect laminate floor covering, double glazed window. Radiator.

BATHROOM

1.68m x 1.68m (5'6" x 5'6")

Luxury white suite comprising panel bath with shower screen and multi-point power shower over, wall mounted wash basin and WC. Tiled walls to a travertine style with contrasting floor, extractor fan, double glazed window and chromed radiator. Fitted cupboard housing a pre-lagged cylinder. Extensive wall shelving. Radiator.

OUTSIDE

The property stands within a large plot at the head of this popular residential cul-de-sac. There are large lawned gardens to the front located to either side of a central tarmac driveway providing ample space for parking four vehicles. There is access to either side leading to the rear. Security Fixed outside CCTV directed to web viewing and recording.

REAR GARDEN

The gardens enjoy a predominantly south westerly aspect with a large shaped lawn, raised timber panelled deck, established flower and shrub borders, natural stone pathways. There is a small kitchen garden to one side with aluminium framed greenhouse and two garden stores.



AGENT'S NOTE

Denbighshire County Council - 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. Immediately on crossing the 'Pelican' crossing fork left onto Llanrhyd Street and follow the road past the hospital and into the sandstone cutting and thereafter take the right turn into Llys Y Berllan. The property will be found at the head of the cul-de-sac.

CAVENDISH SURVEYORS

A specialist Survey and Valuation Department providing Home Buyer Surveys and Engineers Reports at reasonable cost. For full information contact either Gareth Roberts B.Sc. Hons., MRICS or Hugh Evans B.Sc., MRICS FNAEA on 0845 434 9989.

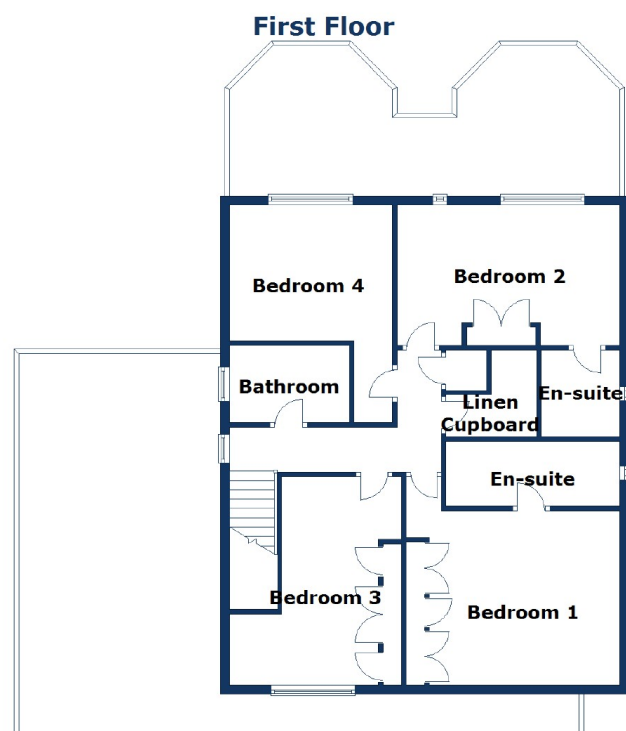
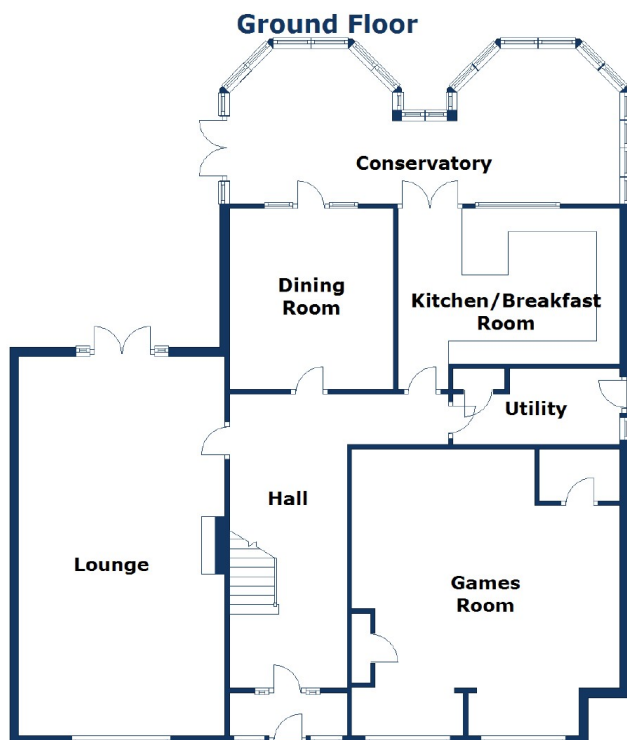
VIEWING

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

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

HME / JET - 07.05.2013

Amended 12.02.2014 LJ



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.

Energy Performance Certificate

8, Liys y Berlan, RUTHIN, LL15 1PJ

Dwelling type:	Detached house	Reference number:	6347-7625-0670-1800-8996
Date of assessment:	10 May 2013	Type of assessment:	RoSAP, existing dwelling
Date of certificate:	20 May 2013	Total floor area:	241 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,281
Over 3 years you could save	£ 288

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 384 over 3 years	£ 255 over 3 years	<div> <p>You could save £ 288 over 3 years</p> </div>
Heating	£ 3,534 over 3 years	£ 3,375 over 3 years	
Hot Water	£ 363 over 3 years	£ 363 over 3 years	
Totals	£ 4,281	£ 3,993	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 174	
2 Low energy lighting for all fixed outlets	£150	£ 114	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 651	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Page 1 of 4

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