

Ty Capel Seion,

Llanfair Dyffryn Clwyd,
Ruthin, Denbighshire LL15 2ES

Price
£425,000

Dating from circa 1840 a former baptist chapel converted in the early 1980's to provide a deceptively spacious three storey detached five bedroom house set within private gardens in the heart of the vale between the popular villages of Llanfair DC and Graigfechan some three miles from Ruthin. This beautiful stone and slated former chapel has been cleverly converted to provide a large and adaptable family home whilst retaining much of the original character with impressive metal and diamond patterned windows providing a high degree of natural light and a truly splendid dual height central lounge with impressive minstrel gallery and stone fireplace. It affords entrance hall, day room, kitchen, utility room, conservatory, first floor landing, bedroom one and bathroom, second floor four bedrooms and shower room, oil central heating, wide gravelled parking area with south-westerly facing private gardens and adjoining garden store rooms and log store.

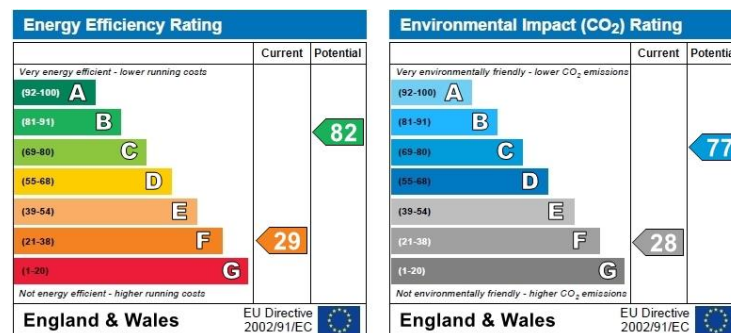
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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.



LOCATION

Llanfair Dyffryn Clwyd is a small rural village standing on the A525(T) Wrexham Road some 2 miles from Ruthin. There is a Primary School, Inn and Church to its centre, whilst the nearby market town provides an ideal range of facilities to include secondary schools and leisure facilities.

THE ACCOMMODATION COMPRISES:

The property is approached to the left hand gable with a hardwood and panelled glazed door leading to:

HALL

Heather brown tiled floor, fitted cloaks cupboard with shelving and panelled radiator. Glazed door leading to:

CENTRAL HALL

Oak boarded floor and a fine open tread hardwood staircase rising to the upper floors and dado rail. Hardwood and glazed panelled door leading to the rear garden, a splendid and original diamond pattern $\frac{3}{4}$ height original window with southerly aspect and panelled radiator. Panelled door leading through to the Conservatory/Morning Room. Twin doors opening to:

LOUNGE

8.86m reducing to 3.53m x 8.38m (29'1" reducing to 11'7" x 27'6")

A truly stunning room designed to take full advantage of the dual height ceiling with four original diamond pattern metal windows together with a central yellow pine panelled and glazed window and seat with a delightful aspect towards the Clwydian Hills. Fine stone fireplace with raised hearth and Hunter cast-iron multi-fuel fire grate, pine panelling to dado incorporating pew-style seating in part, tv point, Myson electric panelled heater and two panelled radiators.



The gardens are mainly to the south and west of the house providing wide informal lawns with mature hedging and a secluded flagged patio.



GARDEN STORE ROOM

3.76m x 3.43m (12'4" x 11'3")

A covered area providing a deep recess and space for log storage,



WORKSHOP

3.30m x 3.28m (10'10" x 10'9")

A secure garden workshop with electric light and potting shed. Further lock-up store to one side.

COUNCIL TAX

Denbighshire County Council - Council Tax Band F.

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 some two miles. On entering Llanfair DC take the first left signposted Graigfechan. Follow the road to the staggered cross roads and turn right; continue for approximately 200yds whereupon Ty Capel Seion will be found on the right hand side.

VIEWING

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

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

HME/JF



SITTING ROOM

4.19m x 3.99m (13'9" x 13'1")

Fine stone chimney breast with Jetmaster stove, heavy beamed ceiling, original window and a glazed stable type door leading to the conservatory, tv point and two panelled radiators.



KITCHEN/BREAKFAST ROOM

3.48m (max) x 3.18m (11'5" (max) x 10'5")

Fitted with a modern range of base and wall mounted cupboards and drawers with a white finish to door and drawer fronts and contrasting wood grain effect working surfaces to include an inset 1½ bowl sink with drainer and mixer tap, inset four ring electric hob together with built-in double oven and a Whirlpool convector hood and light over, void for fridge and freezer, brown enamelled oil fired Rayburn, heather brown tiled floor, heavy beamed ceiling and panelled radiator.



CONSERVATORY/MORNING ROOM

6.20m x 2.31m + 3.73m x 2.36m (20'4" x 7'7" + 12'3" x 7'9")

Located to the rear of the house with a pleasing south and westerly aspect over adjoining farmland, it benefits from a high degree of natural light with extensive windows and external doors opening to the garden and patio. Heather brown tiled floor, matching window sills, shallow pitched roof with fitted blinds and panelled radiator.

**UTILITY ROOM**

Trianco oil fired boiler, plumbing for washing machine, fitted sink and low level wc, fully tiled walls and heather brown tiled floor.

FIRST FLOOR LANDING

An unique shaped landing with balcony overlooking the ground floor and with a fine original diamond patterned metal window overlooking the garden. Twin panelled doors opening to a splendid balcony which extends out over the main reception room with pine balustrade.

GALLERY

Twin doors opening to a unique Minstrel style gallery with fitted bookcases to one wall.

**BEDROOM ONE**

3.96m x 3.15m +deep door recess (13' x 10'4" + deep door recess)

An original diamond patterned metal window, modern double glazed window to the side, wall light points, large walk-in wardrobe with shelving and hanging rails and panelled radiator.

**BATHROOM**

3.76m (max) x 3.20m (max) (12'4" (max) x 10'6" (max))

White suite comprising a large bath with grip handles and tiled surround, deep cabinet to one wall with matching tiled top, inset basin and extensive storage cabinets, bidet and wc. Original diamond patterned window and a more modern double glazed window to gable. Shaver point and light, and radiator.

**SECOND FLOOR LANDING**

Partially vaulted ceiling with exposed purlins and a large Velux roof light.

BEDROOM TWO

6.71m x 3.96m (max) (22'0" x 13'0" (max))

Vaulted ceiling with exposed purlins, two large double glazed Velux roof lights, one with views towards the Clwydian Hills, and two panelled radiators.

**BEDROOM THREE**

3.53m x 3.40m (11'7" x 11'2")

Partially vaulted ceiling with exposed purlins, double glazed Velux roof light with views of the Clwydian Hills, and panelled radiator.

**BEDROOM FOUR**

3.56m x 3.30m (11'8" x 10'10")

Partially vaulted ceiling with exposed purlins, double glazed Velux roof light and panelled radiator.

**BEDROOM FIVE**

3.78m x 2.29m (max) (12'5" x 7'6" (max))

Sloping ceiling with exposed purlin, double glazed Velux roof light and panelled radiator.

SHOWER ROOM

Walk-in cubicle with bi-fold screen and thermostatic valve, pedestal wash basin, wc, part tiled walls, exposed purlin and electric towel radiator.

OUTSIDE

The property stands within large informal grounds. Directly to the front elevation is the original churchyard and graves to the Chapel. The land is consecrated but closed to future burials and is in the ownership of the property. Adjoining is a wide splayed entrance with substantial stone wall and a five-bar crook gate opening to a wide gravelled parking and turning area.

