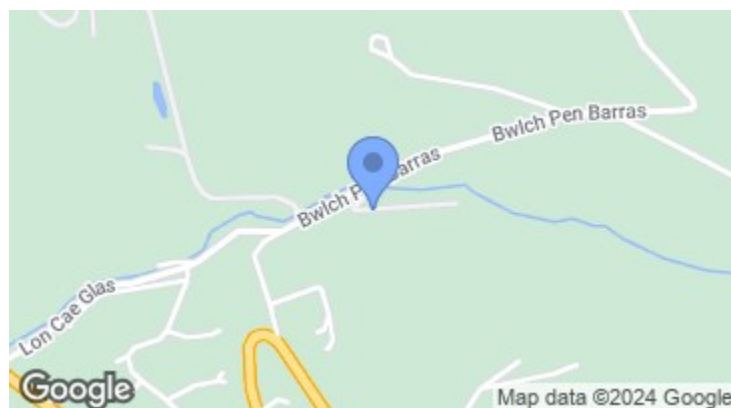


GROSS INTERNAL AREA  
FLOOR PLAN : 716 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## 10 The Pines

Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1WA

**Price**  
**£210,000**

**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 Estate Agents Ltd.

A new park home (2022) forming part of a new and small residential development of only ten homes in total located in a secluded and elevated setting on the southern slopes of the Clwydian Hills, approximately one-quarter of a mile above the village of Llanbedr Dyffryn Clwyd, an area of Outstanding Natural Beauty, and some two and a half miles from the market town of Ruthin. Forming part of a gated community, this new 40' x 20' two bedroom self-contained park home stands to the upper part of this development and is ideal for those looking for a detached and easy to maintain bungalow style property.

It affords a large central open plan and fully fitted kitchen / dining room, large lounge with two picture windows affording a predominantly south-westerly view towards The Vale, inner hall, bedroom one with fitted wardrobes and luxury en-suite, bedroom two and luxury bathroom. Enclosed garden area with block paved drive, garden store, lawns to both sides of the property including patio area and extensive views across the valley and to the rear.

The residential development is restricted to 45 years and older.



**LOCATION**

Llanbedr Dyffryn Clwyd village stands on the western slopes of the Clwydian Hills. The area is conveniently placed for access to the nearby market town of Ruthin which provides a wide range of facilities catering for most daily requirements and good road links towards Mold approximately 9 miles and Chester

**3D VIRTUAL TOUR**



Available to view on-line.

**THE ACCOMMODATION COMPRISES**

**ENTRANCE**

UPVC and composite double-glazed door leading to an open-plan through kitchen/dining room.

**KITCHEN/DINING ROOM**

5.79m x 3.81m overall (19 x 12'6 overall)



Fitted with an extensive range of base and wall-mounted cupboards and drawers through to a contemporary style with a combination of light medium-toned grey door and drawer fronts with contrasting working surfaces to include inset single-drainer sink with mixer tap, an inset stainless-steel four-ring LPG gas hob with stainless-steel extractor hood and light above, integrated dishwasher, fridge, freezer and electric oven, attractive tile splashback, partially vaulted ceiling with downlighters and two Velux roof lights. Fitted cupboard housing a modern Worcester LPG gas-fired combination boiler providing domestic hot water and heating, wood

grade-effect flooring, two panel radiators and a further glazed door leading to one side and twin-panelled doors open to lounge.



**LOUNGE**

5.84m x 3.28m (19'2 x 10'9)



A spacious and well-lit room designed to take full advantage of the pleasing south westerly views along the development towards the vale of Clwyd with three double-glazed windows, two of which afford benefit from the view and have venetian blinds, partially vaulted ceiling, TV point and two panel radiators.



**INNER HALL**

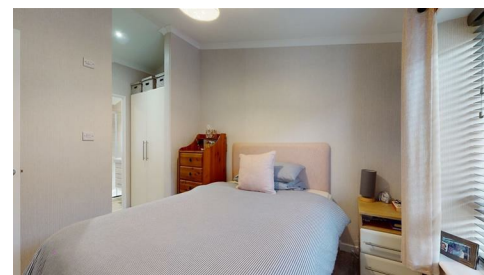
Leading to bedroom one.

**BEDROOM ONE**

2.72m x 2.67m (8'11 x 8'9)



A double bedroom with partially vaulted ceiling, double-glazed window with blind, panel radiator, side lobby with two fitted wardrobes.



**EN SUITE SHOWER ROOM**

1.83m x 1.65m (6 x 5'5)



Modern luxury suite comprising corner cubicle with screen and high-output shower, wall-mounted vanity unit with large bowl and storage drawers, low-level WC, wall-mounted mirror, extractor fan and chrome towel radiator.

**BEDROOM TWO**

2.77m x 2.77m (9'1 x 9'1)

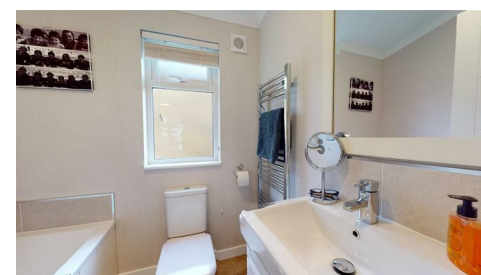


Double-glazed window with panel radiator.



**BATHROOM**

1.96m x 1.70m (6'5 x 5'7)



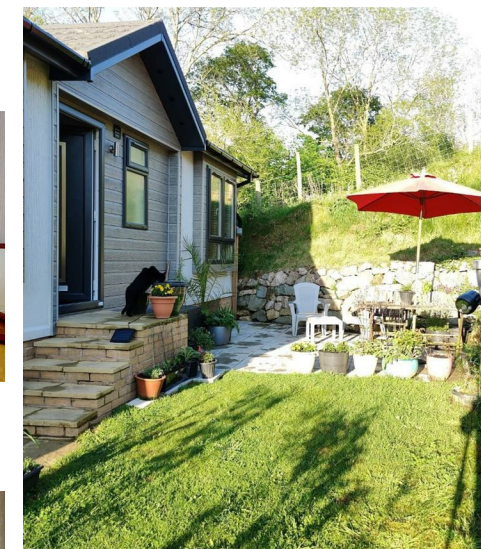
Panelled bath with tile splashback, wall-mounted

vanity with large bowl, storage drawers, low-level WC, wall mirror, double-glazed window with blind, extractor fan and large chrome towel radiator.

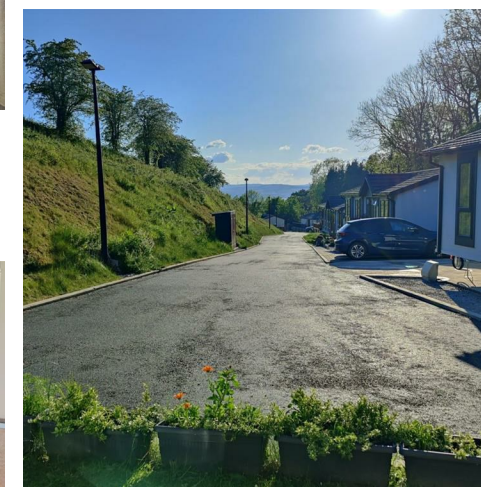
**OUTSIDE**



**OUTSIDE SPACE**



**VIEW**



**TENURE**

The tenure is subject to The Mobile Homes Act 2013. They are neither leasehold nor freehold, details of which together with conditions of ownership, service charges and occupancy restrictions will be available on inspection.

**COUNCIL TAX**

Denbighshire County Council - Tax Band A.

**AML**

**AML - ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PRIORITY INVESTOR CLUB**

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

**DIRECTIONS**

From the Agent's Ruthin Office proceed down Market Street and on reaching the roundabout take the third exit onto the A494 Mold road. Proceed out of town for some two miles and on entering the village of Llanbedr Dyffryn Clwyd continue past the Griffin Inn and Church and take the next left onto Lon Cae Glas. Follow the road up the hill through the wooded area, bearing left at the minor road junction and continue for some 150yds, whereupon the entrance to the development will be seen set back 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.

ESJ/HME