

1 Tan Y Bryn, Pwllglas, Ruthin, Denbighshire, LL15 2PJ

Cavendish

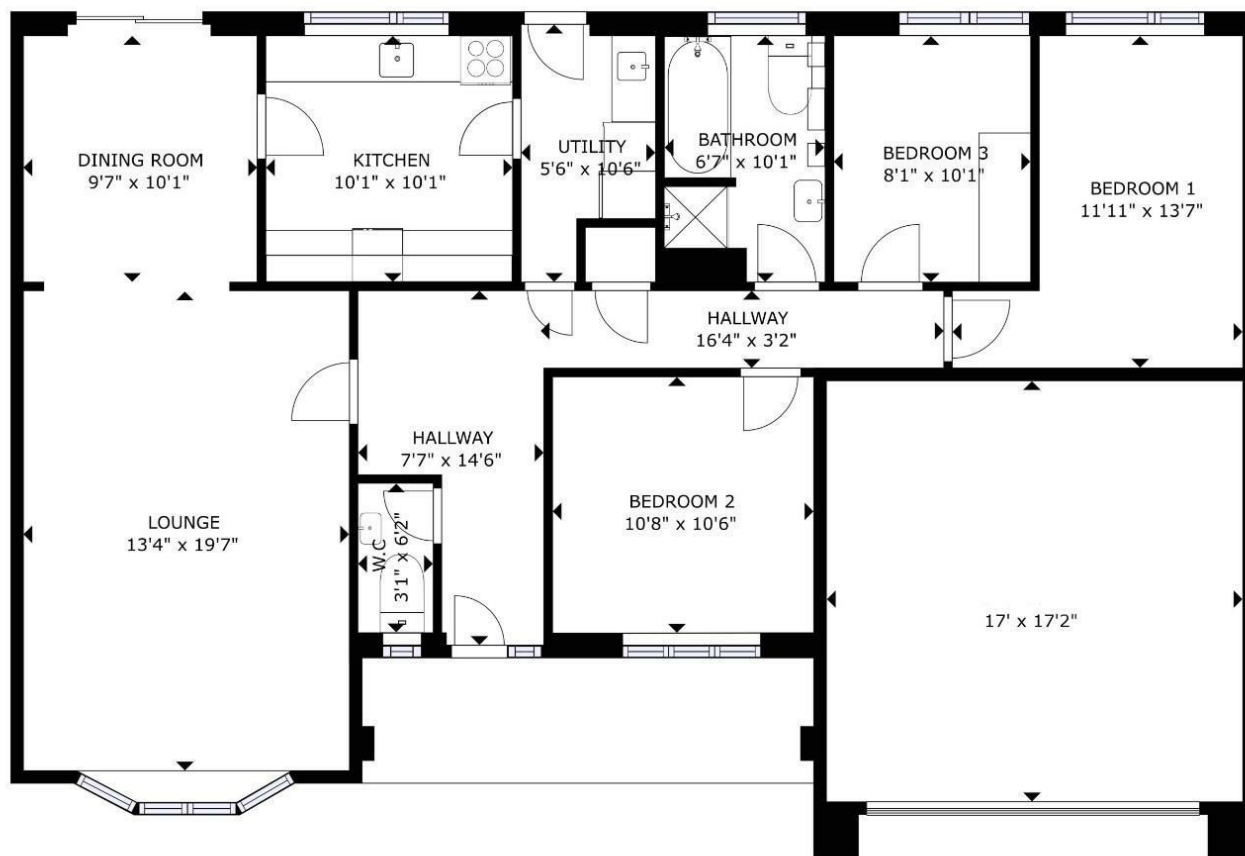
ESTATE AGENTS

St Peters Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



GROSS INTERNAL AREA
FLOOR 1: 1417 sq ft
TOTAL: 1417 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating	
Current	Potential
	81
56	

Environmental Impact (CO ₂) Rating	
Current	Potential



1 Tan Y Bryn
Pwllglas, Ruthin, Denbighshire,
LL15 2PJ

Price
£265,000

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 spacious three bedroom detached bungalow with double garage, occupying an attractive position to the entrance of this popular village development with fine views to the rear over surrounding countryside and hillside. Designed to a spacious plan, the property benefits from an oil fired central heating system and replacement UPVC double glazed windows and matching fascia boards for ease of maintenance and affords scope for a programme of some modernisation to individual requirements. Available with no onward chain, the accommodation in brief comprises; wide covered front entrance, spacious reception hall with built in storage cupboards, cloakroom/WC, a well proportioned lounge with double glazed bow window to the front, separate dining room with views over the garden and surrounding countryside, kitchen, utility room, three good sized bedrooms and bathroom with four-piece suite. To the rear is a pleasant, privately enclosed garden with uninterrupted views across to the surrounding hillside.



www.cavendishproperties.co.uk

LOCATION

Pwllglas is a popular rural village standing in the heart of the Clwyd Valley some 2.5 miles from the market town of Ruthin and with good road links towards Wrexham, Mold and Chester. Ruthin provides a range of shops catering for most daily needs with supermarkets and high schools for all ages.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH



Wide covered front entrance porch with wall light point, tap and wood grain effect double glazed panelled front door to reception hall.

RECEPTION HALL



Coved ceiling, radiator, loft access, airing cupboard with lagged hot water cylinder tank, further built in cloaks cupboard.

CLOAKROOM/WC

0.94m x 1.88m (31" x 62")

Comprising a low flush WC and wash hand basin. Half tiled walls and timber framed single glazed window with frosted glass.

LOUNGE

4.06m x 5.97m (13'4" x 19'7")



A spacious and well proportioned room with a white double glazed bow window to the front, coved ceiling, TV and telephone points, double and single panelled radiators. Archway opens through to dining room.



DINING ROOM

2.92m x 3.07m (9'7" x 10'1")



UPVC double glazed patio door to the rear with views over the garden and across the surrounding hillside, dark oak effect laminate flooring, coved ceiling, radiator. Internal door to kitchen.



KITCHEN

3.07m x 3.07m (10'1" x 10'1")



Double glazed window to the rear with splendid views over the surrounding countryside. Range of beige fronted base and wall units with contrasting wood effect worktops, single drainer stainless steel sink unit and tiled splashback. Glazed display cabinet, space for electric cooker and fridge, double panelled radiator, continuation of the dark wood effect laminate flooring and internal door to the utility room.



UTILITY

1.68m x 3.20m (5'6" x 10'6")



Single drainer stainless steel sink unit with base cupboard beneath. Plumbing for washing machine, space for fridge/freezer, freestanding oil fired central heating boiler and uPVC double glazed exterior door to the garden.

BEDROOM ONE

3.63m max into recess x 4.14m (11'11" max into recess x 13'7")



Double glazed window to the rear with views, coved ceiling and radiator.

BEDROOM TWO

3.25m x 3.20m (10'8" x 10'6")



A double sized room with double glazed window to the front and radiator.

BEDROOM THREE

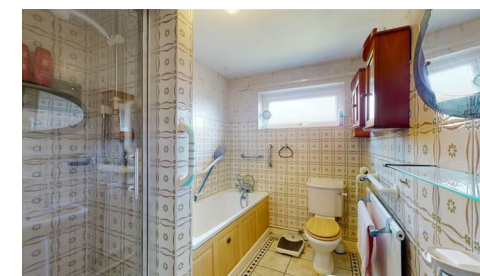
2.46m x 3.07m (8'1" x 10'1")



Double glazed window to the rear with views and radiator.

BATHROOM

2.01m x 3.07m (6'7" x 10'1")



Fitted with a four-piece suite comprising panelled bath with mixer shower tap, separate fully tiled shower enclosure with glazed screen and main shower valve, pedestal wash basin

and low flush WC. Half tiled walls, tile effect vinyl floor covering, radiator and high level double glazed window with frosted glass.

OUTSIDE



The property occupies a corner position to the entrance of this established development and is approached over a tarmac drive which provides parking for two cars as well as access to the garage. A stepped flagged pathway to the side of the drive leads down to the front entrance porch.

FRONT GARDEN

Well maintained front and side lawned garden areas with shrubbery borders with established rose bushes, heathers and various shrubs. There is gated access to either side of the property leading through to the rear garden.

DOUBLE GARAGE

5.18m x 5.23m (17' x 17'2")



Large integral double garage with electric roller up and over door, power and light installed and tap. The garage also houses the oil storage tank.

REAR GARDEN



To the rear is a pleasant and very private garden which enjoys

views across the surrounding countryside and hillside. Established hedge boundaries, slightly raised patio area taking full advantage of the setting and views, various mature bushes and shrubs to include holly bushes and magnolia.



DIRECTIONS

From the agent's Ruthin office, proceed across St Peters Square bearing left onto Castle Street. Follow this road out of the town for approximately 2 miles until reaching the village of Pwllglas. Proceed through the village whereupon the entrance to the Tan Y Bryn estate will be found on the right hand side. Proceed into the development whereupon the property is the first bungalow on the left hand side.

TENURE

COUNCIL TAX

Denbighshire County Council - Tax Band E

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

VIEWING

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

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

DW/PMW