

Garth Erwyd, 31 Tan Y Bryn, Pwllglas, Ruthin, Denbighshire, LL15 2PJ

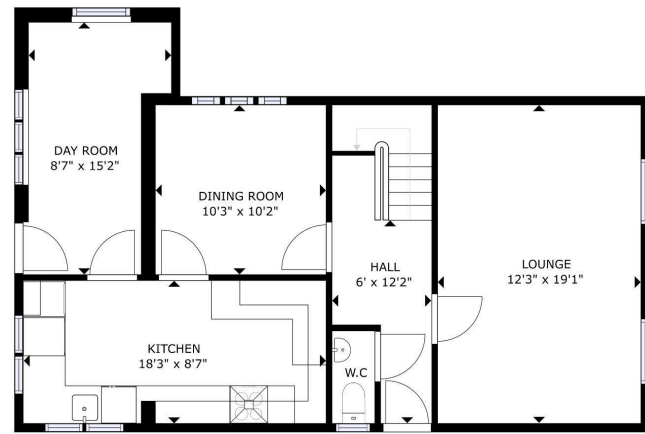
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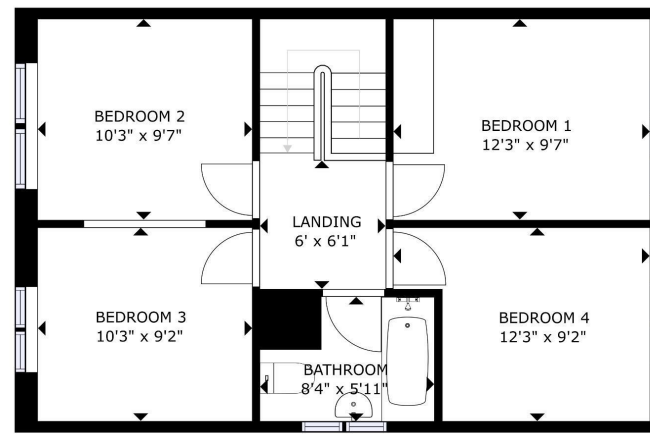
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GROSS INTERNAL AREA  
FLOOR 0: 107 SQ. M. FLOOR 1: 100 SQ. M.  
TOTAL: 207 SQ. M.

Matterport



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Matterport



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	74
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	36
(81-91) 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

**Garth Erwyd, 31 Tan Y Bryn**  
Pwllglas, Ruthin, Denbighshire,  
LL15 2PJ

**Price**  
**£295,000**

AN EXTENDED THREE/FOUR BEDROOM DETACHED HOUSE WITH GARAGE AND MUCH LARGER THAN AVERAGE GARDENS particularly to one side with the benefit of a secondary driveway providing space for a caravan or boat, located in the upper part of this popular residential area with open views to the rear over adjoining farmland.

Originally built as a four bedroom home, the two rear bedrooms have been partially remodelled to create one larger bedroom which can be readily reversed as required. The accommodation, which benefits from modern double glazing and a recently installed oil fired boiler affords side entrance to a central hallway, spacious lounge to the front of the house, dining room, extended fitted kitchen with adjoining day room, first floor landing, four bedrooms and bathroom. Two driveways leading in, one to either side of the house, providing extensive parking and garage. Private gardens to rear and one side. Inspection recommended.

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.

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**LOCATION**



Pwllglas is a popular rural village standing in the heart of the Clwyd Valley some 2 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 HALL**

UPVC double glazed door leading to a central entrance hall with a turned open tread staircase rising off, panelled radiator.

**CLOAKROOM**

White suite comprising wash basin with tiled splashback, low level WC, double glazed window.

**LOUNGE**

5.82m x 3.73m (19'1" x 12'3")



A spacious room to the front of the house with two Georgian style double glazed windows affording views across the development towards wooded countryside, feature brick fireplace and hearth with enclosed "Living Flame" gas fire, TV point, coved ceiling, two panelled radiators.



**DINING ROOM**

3.12m x 3.10m (10'3" x 10'2")



Double glazed window to side, panelled radiator.



**KITCHEN**

5.56m x 2.62m (18'3" x 8'7")



An extended room with two double glazed windows, one affording pleasing views over the rear garden and beyond to open countryside, fitted base and wall units with a light wood grain effect finish to door and drawer fronts, contrasting stone effect working surfaces to include inset single drainer sink, space for electric cooker with convector hood above, void and plumbing for washing machine, dishwasher, space for tumble dryer and fridge. Tranco oil fired boiler (not in use), stone effect quarry tiled floor.

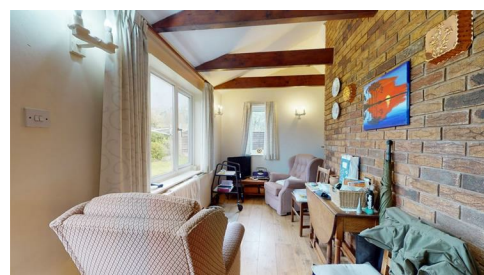


**DAY LOUNGE**

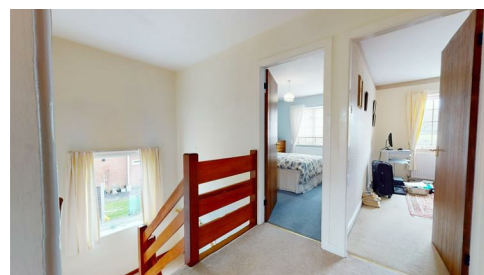
4.62m x 2.62m max (15'2" x 8'7" max)



Forming part of the rear extension, a versatile room with two double glazed windows, one affording pleasing rural views, it has a vaulted ceiling with exposed roof timbers, feature brickwork to two walls. Wood grain effect floor covering, panelled radiator. Double glazed door leading to rear.



**FIRST FLOOR CENTRAL LANDING**



Fitted airing cupboard with a pre lagged cylinder, immersion heater and slatted shelving above.

**BEDROOM ONE**

3.73m x 2.92m (12'3" x 9'7")



Located to the front of the house with Georgian style double glazed window, panelled radiator.

**BEDROOM TWO AND BEDROOM THREE**

3.12m x 2.92m (10'3" x 9'7")



Converted to provide one larger bedroom but retaining both doors off the landing, they can readily be divided into two rooms. It has two double glazed windows with rural views, two panelled radiators.



**BEDROOM FOUR**

3.12m x 2.79m and 3.73m including door recess x 2. (10'3" x 9'2" and 12'3" including door recess x 9'2")



Double glazed window to front, panelled radiator.

**BATHROOM**

2.54m max x 1.80m max (8'4" max x 5'11" max)

White suite comprising panelled bath with electric shower over, wash basin and WC. Part tiled walls, double glazed window, radiator.

**OUTSIDE**

The house stands in a semi elevated position with concrete driveway leading into the left hand elevation providing parking and access to a garage. The front is bounded by a low level privet hedge with lawn and benefits from a secondary drive to the right hand side providing parking and potential access through to the rear.

**DETACHED GARAGE**

Metal up and over door to front, electric light and power installed, adjoining lean-to timber framed and panelled shed, paved domestic area beyond.

**REAR GARDEN**



The house benefits from a good sized rear garden mainly lawned with a raised and established rockery and shrub border together with a wide patio area to the right hand side providing an ideal parking area for caravan or boat and a large timber framed and panelled shed and modern bunded oil tank. External oil fired boiler providing heating and hot water, LPG gas point.



**VIEWS OVER FARMLAND**



**DIRECTIONS**

From the agent's Ruthin office proceed across the square and onto Castle Street. Follow the road out of town onto the A494 Corwen Road, proceeding for some two miles to the village of Pwllglas. On entering the village take the first right turning into Tan Y Bryn and at the T-junction bear right and follow the road up and around the hill to the left whereupon the house will be found on the right-hand side.

**TENURE**

Understood to be Freehold.

**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.

**VIEWING**

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

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

HE/PMW