

FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 1,238 sq ft  
FLOOR 2: 688 sq ft  
TOTAL: 1,926 sq ft

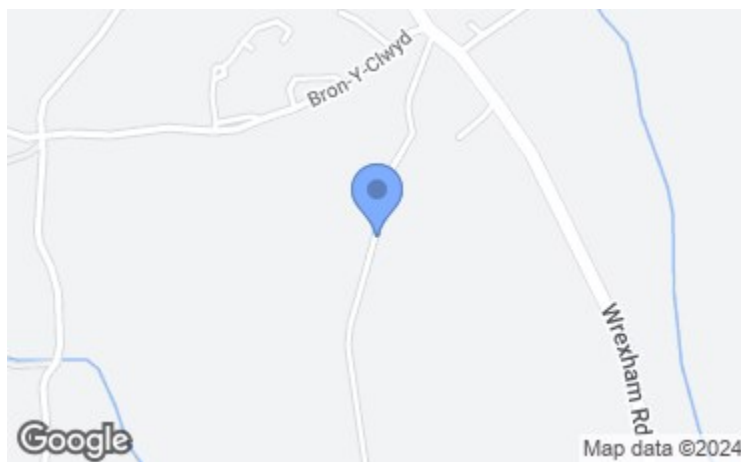
NEEDS AND CONSERVATIONS ARE SHOWN IN RED. ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 1,238 sq ft  
FLOOR 2: 688 sq ft  
TOTAL: 1,926 sq ft

NEEDS AND CONSERVATIONS ARE SHOWN IN RED. ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(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			
(92 plus) A			
(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	

**Ty'n Y Bryn**  
Llanfair Dyffryn Clwyd, Ruthin, Denbighshire  
LL15 2SA

**Offers Around**  
**£510,000**

A UNIQUE TWO BEDROOM DETACHED HOUSE with three reception rooms, large detached stone built period barn, beautifully landscaped gardens and adjoining paddock, the whole extending to about 1.27 acres, located on a minor no through lane in the heart of rolling countryside, it is only one third of a mile from the village centre and some two and half miles south of Ruthin.

This very individual period house offers spacious accommodation to the ground floor and would lend itself to a scheme of remodelling and extension to provide a large family home together with potential for conversion of the large attached period barn subject to consent. It affords entrance hall, dining room, lounge with inglenook fireplace, large conservatory, day lounge, kitchen, first floor large central landing, two large double bedrooms, bathroom with separate WC. Beautifully landscaped gardens with secluded and sheltered lawns with ornamental ponds, mature orchard, extensive flower beds, borders and potting shed, separate gated access to the adjoining paddock. 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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.





#### 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 a range of facilities to include secondary schools and leisure facilities.

#### 3D VIRTUAL TOUR

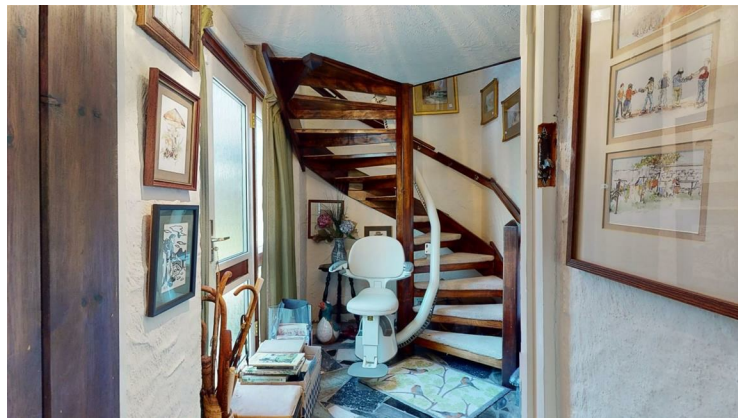


Available to view on-line.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

3.30m x 2.01m (10'10" x 6'7")



Everest aluminium framed double glazed door with matching panels to either side leading to the entrance hall. Open tread turned staircase rising off, attractive random stone tiled floor, panelled radiator. Panelled door to dining room

##### DINING ROOM

4.88m x 4.78m (16' x 15'8")



An attractive room with a heavy beamed ceiling and a very impressive open inglenook style chimney breast with exposed stonework to this side and the adjoining lounge with raised central hearth and an ornate cast iron multi fuel fire, concealed lighting, double glazed window with pleasing aspect over the front garden, further window to rear, wall light points, panelled radiator.

##### LOUNGE

4.70m x 4.47m (15'5" x 14'8")



A light and airy room with a high vaulted ceiling with exposed roof timbers, it has a wide double glazed window to the western side and double glazed French doors and windows to either side leading to a modern conservatory. Feature exposed stonework to the internal wall and fireplace, wall light points and panelled radiator.



##### PADDOCK



There is a small paddock beyond which benefits from a separate gate entrance onto the lane and will be ideal for those wishing to keep small livestock and a pony.



#### DIRECTIONS

The property can be approached utilising un-made lane by proceeding to the village of Llanfair D.C. and on passing the White Horse Inn, take the second right hand turning, which is an unmade lane, to the left hand side of the Alms Houses and just before the former Primary School. Follow the lane for approximately one third of a mile, whereupon the house is on the right.

#### TENURE

Understood to be Freehold.

#### COUNCIL TAX

Denbighshire County Council - Tax Band F

#### 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

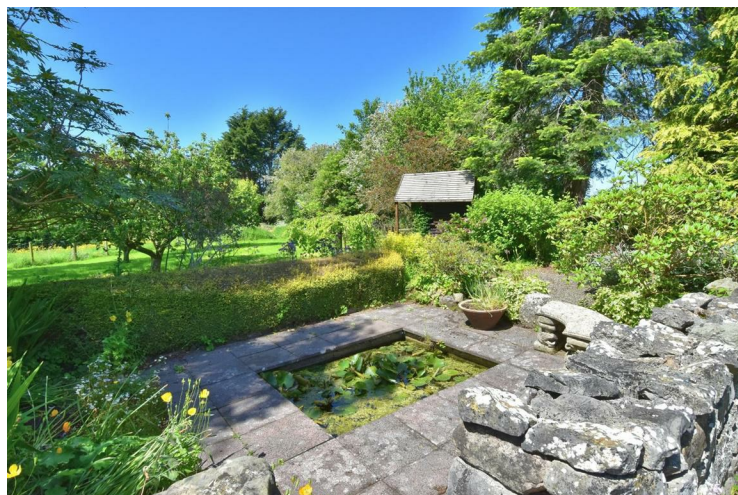
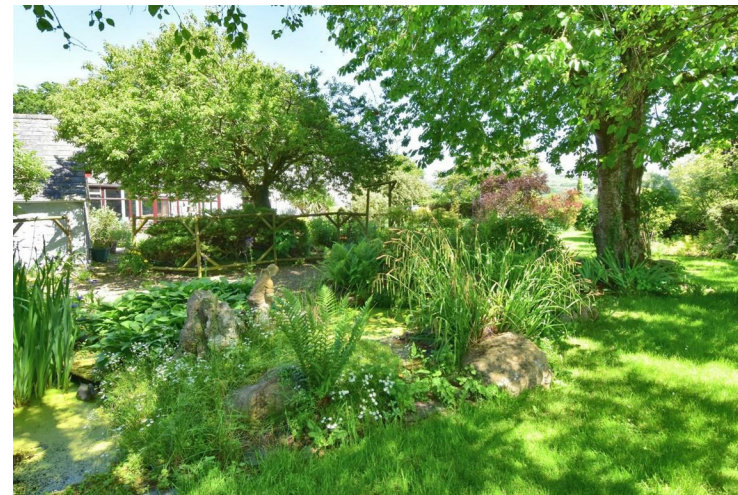
By appointment through the Agent's Ruthin office 01824 703030.

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

HE/PMW



aluminium framed greenhouse and a further walled patio with central ornamental pond and flagged surround. There are gravelled areas adjoining which lead around to a westerly facing timber framed and open fronted summerhouse and a further enclosed garden area to one side.



**DAY LOUNGE**  
4.78m x 3.38m (15'8" x 11'1")



**CONSERVATORY**  
4.47m x 3.48m (14'8" x 11'5")

Out built brick mock fireplace with raised hearth (no flue), heavy beamed ceiling, dual aspect with two double glazed windows both with deep tiled sills, panelled radiator.



**KITCHEN**  
3.30m x 3.15m (10'10" x 10'4")

Designed to take full advantage of the pleasing aspect over the gardens, it is UPVC double glazed off a low level stone plinth with polycarbonate roof, panelled radiator, panelled door leading to side.



Fitted with a range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts and contrasting stone effect working surfaces to include inset one and half bowl stainless steel sink with mixer tap and drainer, inset four



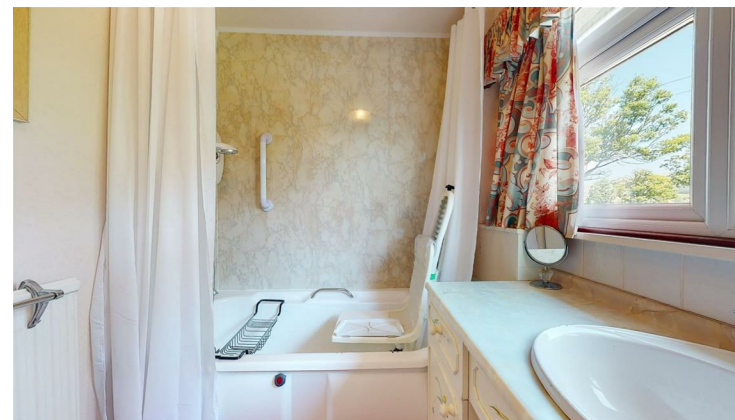
ring electric hob with convector hood and light above, integrated double oven, broom cupboard, void and plumbing for washing machine, space for fridge, small breakfast bar, tiled splashbacks, double glazed door and window opening to the eastern side from which there are pleasing views towards the Clwydian hills.

**BEDROOM TWO**  
5.16m x 4.06m (16'11" x 13'4")



Dual aspect with two double glazed windows, one affording a southerly aspect and the other easterly towards the Clwydian hills, out built fitted wardrobes, panelled radiator.

**BATHROOM**  
2.87m x 1.73m (9'5" x 5'8")



White suite comprising vanity with inset bowl, panelled bath with electric shower over, double door linen cupboard with pre lagged cylinder, immersion heater and slatted shelving, panelled radiator.

**SEPARATE CLOAKROOM**



Vanity with inset bowl, low level WC, panelled radiator.

**FIRST FLOOR LANDING**



Large central landing with picture window to the western side, panelled radiator.

**BEDROOM ONE**  
4.78m x 5.13m (15'8" x 16'10")



Partially vaulted ceiling with exposed purlins, out built fitted wardrobes, double glazed window with southerly aspect over the garden, panelled radiator.

**OUTSIDE**



The property stands within gardens and grounds of about 1.27 acre. It stands on a minor no through and unmade country lane approximately one third of a mile from the village centre. It has a low level stone wall in the main with cattle grid and pedestrian gate leading through to a wide gravelled driveway which extends along the length of the adjoining barn and to the front and western side of the house. To the north eastern side is a paved patio area with access door leading through to the kitchen and gates leading through to the garden.

**LEAN TO OUTHOUSE**

Housing a modern oil fired boiler providing heating and hot water.

**COACH HOUSE**



An original and traditional period stone barn providing former stable 14'7" x 12'2".

**COACH HOUSE AND BARN**  
4.22m x 3.81m (13'10" x 12'6")



A large open plan room being dual height with exposed purlins, A frame truss and roof timbers.

**WASH HOUSE**

3.73m x 3.66m (12'3" x 12')

Electric light and power installed.

**THE GARDENS**



The property stands within truly delightful gardens providing X acre. It has been developed over many years to provide interest and colour throughout the seasons enhanced by a number of mature trees and large established orchard. To the front elevation adjoining the conservatory and living rooms is a secluded lawn with southerly aspect together with wide crazy paved patios and established flower and shrub borders. Beyond is a small timber framed dolls house, former soft fruit garden. To one side is an informal natural garden with many native flowers and shrubs. There are winding pathways which extend along the south western boundary with two ornamental ponds, a pergola with wisteria, an