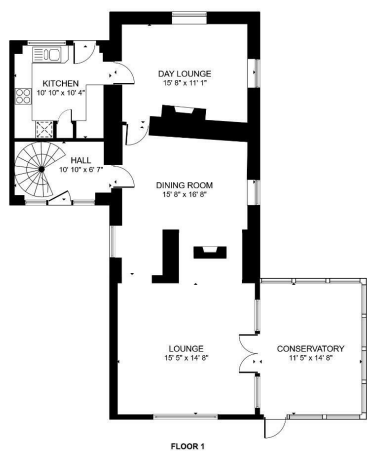
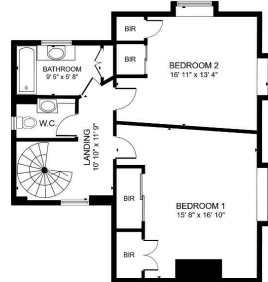




GROSS INTERNAL AREA  
FLOOR 1 1,200 sq ft FLOOR 2 688 sq ft  
TOTAL 1,888 sq ft

NOTES: ALL DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

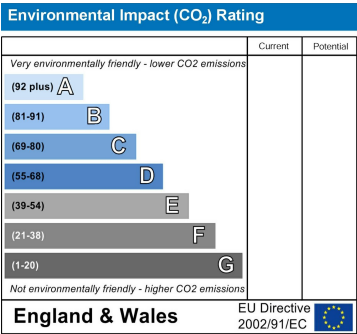
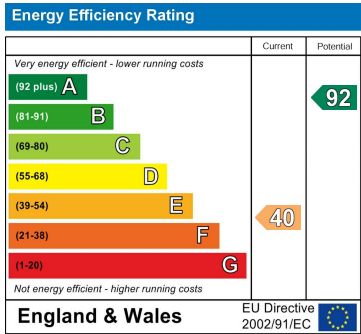
Matterport



GROSS INTERNAL AREA  
FLOOR 1 1,200 sq ft FLOOR 2 688 sq ft  
TOTAL 1,888 sq ft

NOTES: ALL DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport



Ty'n Y Bryn  
Llanfair D.C., Ruthin, Denbighshire  
LL15 2SA

Offers Around  
£450,000

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.

#### 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

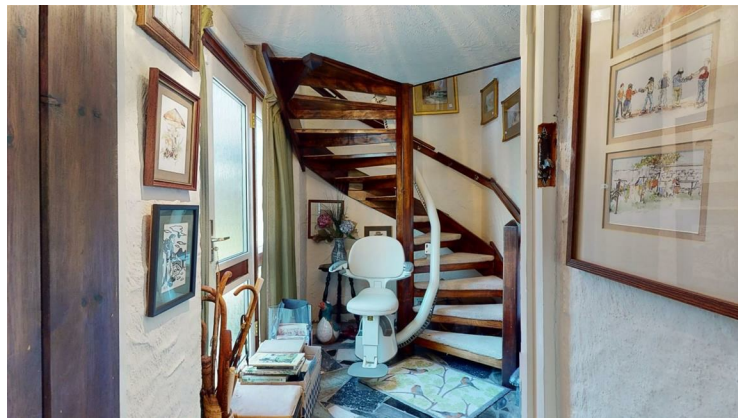


Available to view on-line.

#### 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.

#### 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

#### ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. We would ask for your co-operation in order that there will be no delay in agreeing the sale..

#### EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

#### MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

#### VIEWING

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

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

HE/PMW



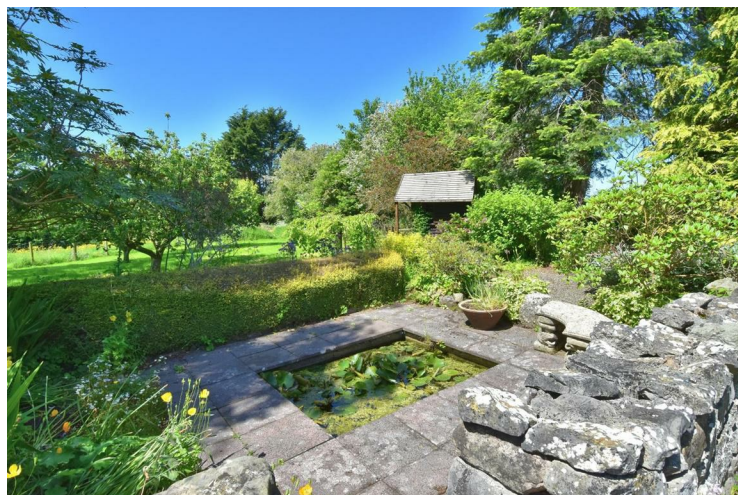
#### PADDOCK



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.



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")



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.

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")



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.

#### 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.

#### BEDROOM TWO

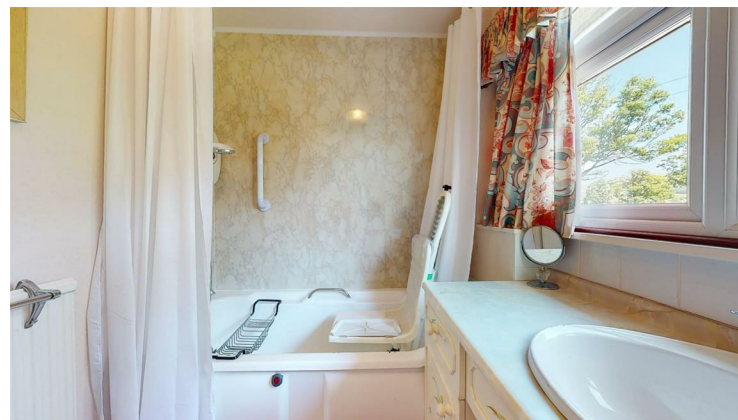
5.16m x 4.06m (16'11" x 13'4")



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.

#### 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