

2 Tyn Y Groesffordd, Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1SS

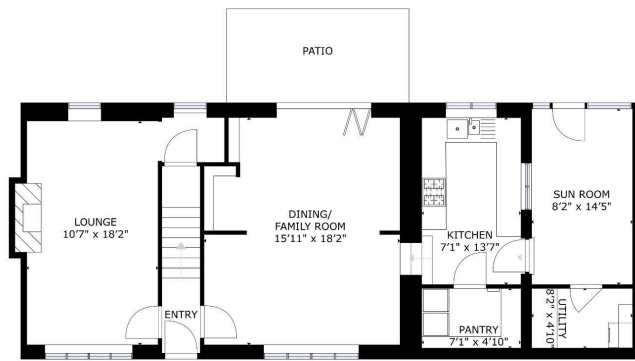
Cavendish
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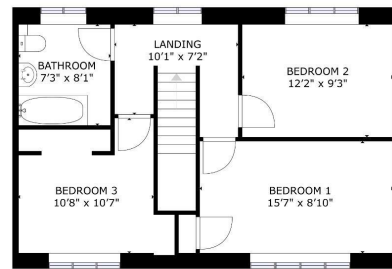
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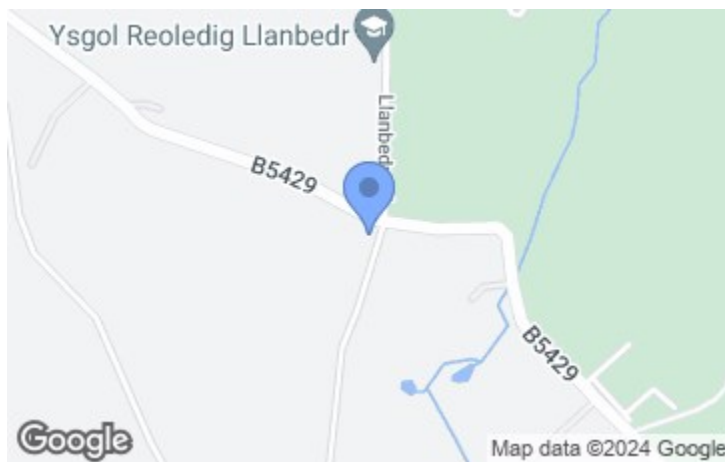
GROSS INTERNAL AREA
FLOOR 1: 987 sq.ft, FLOOR 2: 602 sq.ft
TOTAL: 1549 sq.ft

Matterport



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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	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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Offers Around
£395,000

AN ATTRACTIVE THREE BEDROOM SEMI DETACHED TRADITIONALLY STYLED HOUSE which has benefited from modernisation and refurbishment set in a courtyard setting with private south facing gardens and far reaching views towards the Clwydian hills, located in the heart of rolling countryside some 0.5 miles from the village centre. This spacious and adaptable family home has benefited from new double glazed windows to include bi fold doors to the lounge and modern oil fired heating. It affords entrance hall, through lounge, large open plan dining and family room with pleasing aspect over the rear garden and Clwydian hills beyond, kitchen with walk in pantry, sun room and utility room. First floor landing, three bedrooms and bathroom. Gravelled parking area for two cars to front, enclosed and private mainly south facing gardens to rear with raised beds, lawn, gravelled areas and a large purpose built timber framed and panelled workshop/garden store. Inspection highly recommended.

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PROTECTED

The Property Ombudsman

www.cavendishproperties.co.uk

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

Llanbedr DC 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.

3D VIRTUAL TOUR



Available to view on-line.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Woodgrain effect and composite double glazed door leading to entrance hall.

ENTRANCE HALL

Wide staircase rising off, woodgrain effect flooring, panelled radiator.

LOUNGE

5.54m x 3.23m (18'2 x 10'7)



An attractive room with dual aspect, it has modern double glazed windows to both elevations, feature stone lined chimney breast with supporting beam, polished granite hearth and ornate multifuel stove. Wall light points, laminate floor, understairs lobby with fitted cupboard, further double glazed window with aspect over the rear garden, panelled radiator.



DINING AND FAMILY ROOM

5.54m x 4.85m (18'2 x 15'11)



Open plan dining and family room, a light airy room with a wide double glazed window to the front elevation, it has a three section bi folding door opening to the rear south facing patio, woodgrain effect floor finish, TV point, two panelled radiators. Steps down to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

4.14m x 2.16m (13'7 x 7'1)



Fitted base units with a woodgrain effect finish to door and drawer fronts and contrasting light marble effect working surfaces to include an inset one and half bowl sink with mixer tap and drainer, space for slot in electric cooker with extractor hood and light above, space for fridge, integrated dishwasher, heather brown tiled flooring, double glazed window with aspect over the rear garden, ceiling downlighters, panelled radiator.

WALK IN PANTRY CUPBOARD

2.16m x 1.47m (7'1 x 4'10)



Space for upright fridge and freezer, fitted wall shelving, tiled floor to match the kitchen. Glazed door to utility.

SUN ROOM

4.39m x 2.49m (14'5 x 8'2)



White glazed Belfast sink, polycarbonate roof, glazed door leading to the rear garden, heather brown tiled floor to match the kitchen, panelled radiator.

UTILITY ROOM

2.49m x 1.47m (8'2 x 4'10)

Modern Worcester oil fired combination boiler providing heating and hot water, plumbing for washing machine, wall cabinet and shelving. Matching flooring.

FIRST FLOOR LANDING

Double glazed window with far reaching southerly views across farmland towards the Clwydian hills, pull down ?

BEDROOM ONE

4.75m x 2.69m (15'7 x 8'10)



Double glazed window, partially vaulted ceiling, fitted wardrobe with shelving, panelled radiator.



BEDROOM TWO

3.71m x 2.82m (12'2 x 9'3)



Double glazed window with south easterly views, partially vaulted ceiling, panelled radiator.

BEDROOM THREE

3.25m x 3.12m (10'8 x 10'3)



Double glazed window, open fronted wardrobe providing a combination of hanging rails and shelving, panelled radiator.

BATHROOM

2.46m x 2.21m (8'1 x 7'3)



White suite comprising panelled bath with combination shower unit and tap over, pedestal wash basin and WC. Painted wall panelling to a high dado, double glazed window with south easterly views, chrome towel radiator.

OUTSIDE

The property is approached to the front over a shared driveway leading to this and the adjoining property. It opens into a wide parking area for two vehicles together with a raised printed concrete patio together with summerhouse, log store and banded oil storage tank.

REAR GARDEN



The rear garden is a particular feature of the house and enjoys a very private and south easterly aspect. It has a raised tiled patio adjoining the bi fold doors to the lounge, large and secluded shaped lawn together with raised beds, further raised patio, aluminium framed greenhouse, large timber framed and panelled workshop with electric light and power installed.



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 and continue out of town for some two miles until reaching the village of Llanbedr Dyffryn Clwyd. Turn left opposite the Griffin Inn onto the B5429 Llandyrnog road and continue for approximately half a mile whereupon the property will be found on the left hand side directly opposite the white railings and the turning for Llangynhafal.

TENURE

Understood to be Freehold.

COUNCIL TAX

Denbighshire - Tax band E

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 £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. 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