

GROSS INTERNAL AREA  
FLOOR 1: 782 sq. ft  
TOTAL: 782 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-91) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**12 Llwyn Dyffryn**  
Llanfair DC, Ruthin, Denbighshire,  
LL15 2AZ

**Offers Around**  
**£245,000**

**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 Residential.

DATING FROM 2021 AN ATTRACTIVE ARCHITECT DESIGNED 2 BEDROOM SEMI-DETACHED BUNGALOW WITH PRIVATE SOUTH FACING GARDEN TO REAR, LOCATED NEAR THE HEAD OF A CUL DE SAC WITHIN THIS NEW DEVELOPMENT ON THE PERIPHERY OF THE VILLAGE.

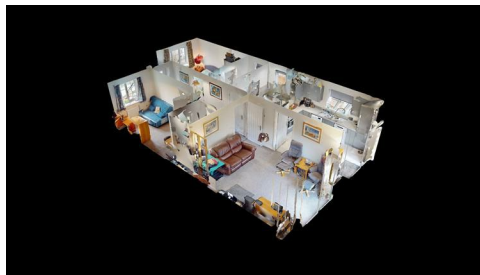
Designed to a spacious plan the accommodation affords canopy entrance, central reception hall, spacious lounge with French windows to south facing gardens, well fitted kitchen/dining room with a range of integrated appliances and French windows to garden, bedroom 1 with en-suite shower room, second double bedroom and large bathroom. Gas ch, double glazed and wide paved drive to front for two cars.

Located just a short distance from the village centre with Church, Inn and primary school.



**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 PROPERTY COMPRISES****FRONT ENTRANCE**

Canopy entrance with light point and composite and UPVC double glazed entrance door leading to central hall.

**CENTRAL HALL**

A long central hall with access to roof void, woodgrain effect floor finish, panelled radiator. Large walk in store cupboard to one side.

**LOUNGE**

4.80m x 3.58m (15'9" x 11'9")



A spacious room to the rear of the bungalow with double glazed French doors opening to the private and enclosed lawned garden, coved ceiling, TV aerial point, Wifi point, panelled radiator.

**KITCHEN/DINING ROOM**

4.24m x 2.97m (13'11" x 9'9")



Fitted with a contemporary range of base and wall mounted cupboards and drawers with a medium grey high gloss toned finish to door and drawer fronts and light quartz stone effect work surfaces to include an inset one and half bowl stainless steel sink with mixer tap and drainer, inset four ring electric hob with matching worktop upstand and stainless steel and glass extractor hood and light above, integrated

single oven, integrated fridge and freezer, voids and plumbing for washing machine and dishwasher, further cupboard housing a wall mounted gas fired combination boiler providing heating and hot water. It is a well lit room with double glazed French doors opening to the rear patio and garden, stone effect floor finish and panelled radiator.

**BEDROOM ONE**

3.99m x 2.97m (13'1" x 9'9")



Cottage style double glazed window to front, panelled radiator.

**EN SUITE SHOWER ROOM**

2.97m x 1.22m (9'9" x 4')



White suite comprising large floor level shower tray with glazed screen and high output shower with monsoon style head, vanity with shaped bowl and storage cupboard beneath, low level WC, part tiled walls, woodgrain effect floor finish, extractor fan, double glazed window, chrome towel radiator.

**BEDROOM TWO**

4.01m x 2.26m (13'2" x 7'5")



Cottage style double glazed window to front, panelled radiator.

**BATHROOM**

2.97m x 1.75m (9'9" x 5'9")



A spacious room with a quality white suite comprising panelled bath with glazed screen and thermostatic shower over,

vanity with shaped bowl and storage cabinet beneath and low level WC. Part tiled walls, woodgrain effect floor finish, double glazed window, ceiling downlighters, chrome towel radiator.

**OUTSIDE**

The property stands at the head of the cul de sac close to the village centre. It has a wide block paved drive to front providing ample space for parking two cars together with a gated access to the left hand side leading to the rear. The rear garden is a particular feature of note as it affords a high degree of privacy with screen fencing to three sides together with a flagged patio and lawned area.

**DIRECTIONS**

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road bear right. Follow the road out of town for some two miles to the village of Llanfair DC. On entering the village take the first right into the new development and follow the estate road for some 75 yards and take the first left. Continue into the cul-de-sac and the property is on the right.

**TENURE**

Understood to be Freehold. We understand there is a service charge of £12.00 per month payable towards the cost of maintenance to commons areas, details of which will be available on inspection.

**COUNCIL TAX**

Denbighshire County Council - Tax Band C

**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