



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	79	53	53

Energy Efficiency Rating: 79 (D)

Environmental Impact (CO₂) Rating: 53 (D)

Yr Hen Gor Lon Cae Glas
Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire
LL15 1US

Price
£795,000

A BEAUTIFULLY APPOINTED AND VERY SPACIOUS 5 BEDROOM HOUSE WITH 3 RECEPTION ROOMS AND AN IMPRESSIVE BESPOKE KITCHEN AND FAMILY ROOM, TRIPLE CAR GARAGE WITH PURPOSE BUILT SELF-CONTAINED STUDIO APARTMENT, MATURE LANDSCAPED GARDENS WITH MOUNTAIN STREAM, KITCHEN GARDEN, SUMMERHOUSE AND LOGGIA, THE WHOLE EXTENDING IN TOTAL TO ABOUT 0.55 ACRE.

Located on a minor country lane leading into The Clwydian Hills and Country Park, yet only a short distance from the village centre this large family home has been extended and refurbished to a high standard through out and affords;
Large central hall, cloaks, sitting room with french windows to patio, day lounge/study, sun lounge, 36FT x 14FT kitchen/dining room with bespoke Tegla Kitchen and 4 oven Aga, large utility and laundry room. first floor landing, large main bedroom with en-suite, guest bedroom with en-suite, 3 further bedroom and a large luxury bathroom with Jacuzzi, cloakroom & w.c. Detached triple car garage with purpose built self-contained apartment with large open plan living/kitchen and bedroom, large en-suite shower room and raised patio.

Gated entrance to extensive gardens bounded by a small mountain stream with extensive parking, sweeping lawns, loggia, summerhouse and a secluded patio area to rear with enclosed kitchen garden.

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 Dyffryn Clwyd village stands on the western slopes of the Clwydian Hills. The area is conveniently placed some 2 miles from 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 and Chester 23 miles.

The house has been extended and greatly refurbished by the owners to provide a large and versatile family home set in a sheltered valley just a short distance from the village centre and on a lane leading up into the Clwydian Hills and Moel Famau, an area noted for its scenic beauty, numerous paths and bridleways and views across North Wales.

VIRTUAL TOUR



A 360 Virtual tour is available to view on line or via a link we can forward to you.

THE ACCOMMODATION COMPRISES:

Canopy entrance with a part glazed and panelled door leading to:

SPACIOUS CENTRAL RECEPTION HALL

4.93m x 4.37m (16'2" x 14'4")



Turned staircase rising off to a galleried landing. Split level floor with solid oak boarding, wall light points and panelled radiator.



CLOAKROOM/WC

Contemporary round wash stand with marble top and inset bowl, low level wc, meter cupboard, matching flooring to the hall and radiator.

SITTING ROOM

5.18m x 4.90m (17' x 16'1")



An elegant room with a fine solid stone slab floor with underfloor heating, it has a large inglenook style fireplace with recess, raised hearth and a contemporary log effect gas fire. TV point, partially vaulted ceiling, double glazed french doors opening to a secluded patio and further window to the rear.



DAY LOUNGE/STUDY

4.93m x 4.67m (16'2" x 15'4")



An attractive and well lit room with double glazed french door opening to the south facing patio and gardens with bespoke light wood shutters, fitted open fronted bookshelves, matching floor to the hall, wall light points and panelled radiator. Twin panelled and glazed doors lead through to the sun lounge.



KITCHEN GARDEN



An enclosed area with a number of raised beds, modern cold frame and gravelled pathways.



To one side, external steps rise to over an enclosed garden store to a raised patio with decorative wrought-iron fencing and thereafter leading to the studio apartment.

TENURE

Understood to be Freehold

COUNCIL TAX

Denbighshire County Council - Council Tax Band G.

DIRECTIONS

From the Agent's Ruthin Office take the A494 Mold road proceeding for some two miles and on entering the village of Llanbedr Dyffryn Clwyd continue past the Church and take the next left onto Lon Cae Glas. Follow the road up the hill for approximately 250yds and the entrance to the property will be found on the left hand side.

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.

EXTRASERVICES

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.

HME/JF

OPEN PLAN LIVING/KITCHEN/BEDROOM
5.31m x 4.93m (175" x 162")



With a high vaulted ceiling incorporating a high degree of insulation with downlighters and three skylights. It has oak effect flooring, fitted kitchen to one corner with inset sink with hot and cold supply via an electric geyser, white granite working surfaces and integrated fridge. Two electric panel radiators.



EN SUITE SHOWER ROOM
4.93m x 2.74m (162" x 9")

A luxury suite comprising a corner cubicle with electric shower, large wall mounted vanity unit with shaped basin and low level wc. Storage cupboard, matching flooring, vaulted ceiling with downlighters, two roof lights, double glazed window to the southern gable with bespoke shutters, extractor fan and a chrome towel radiator.

INTEGRAL GARAGES
5.49m x 5.18m overall (18' x 17' overall)

Located to the lower part of the drive is a detached building providing two garages with electrically operated up and over doors.

FURTHER GARAGE/WORKSHOP
5.49m x 4.93m (18' x 162")

With timber doors leading in.

GARDENS



The grounds have benefitted from extensive landscaping and have a natural mountain stream running along the length of the southern boundary with established and well stocked flower and shrub borders together with a number of maturing trees. There is a flagged pathway which extends across the majority of the front elevations providing a delightful and slightly raised sun terrace. To the left hand elevation is a secluded and raised terrace, which adjoins the sitting room, whilst to the right hand side the informal lawned gardens extend up towards the rear, where steps lead up to a raised garden with timber framed and panelled summerhouse. To one side is an open fronted Loggia with timber frame with pitched roof, raised floor and fitted storage cupboard.



To the rear of the house is an enclosed domestic area, also used as a patio with pergola, timber framed and panelled garden shed and stores, and outside fireplace with hearth and flue BOILER ROOM.

Located to the rear of the house is an integrated boiler room with a Worcester oil fired boiler providing heating and hot water.



SUN LOUNGE
5.28m x 4.45m (174" x 147")



At a slightly lower level to the day lounge, it benefits from a high ceiling and a high degree of natural light with double glazed french doors and matching panels to either side opening to the south-western side of the house. Further double glazed window to the side with deep sill and bespoke shutters, chimney breast with recessed fireplace, cast-iron multi-fuel fire grate, further window with shutter, matching oak flooring, wall light points and panelled radiator.

KITCHEN/FAMILY/DINING ROOM
11.05m x 4.50m (363" x 149")



It is a large and airy room, which affords a high degree of natural lighting with four double glazed windows, stable type door leading to the rear and a deep splay bay to the front elevation with french doors opening to a patio. The kitchen is fitted with a bespoke range of furniture by Tegla Kitchens of Llandegla to a Shaker style with a light powder grey finish to door and drawer fronts with ash handles and solid granite working surfaces to include a butchers block with wicker drawers. To the centre is a large dais, also with a granite top, together with integrated fridge, space for microwave oven, pan drawers and various cabinets. There is an inglenook style unit incorporating a large dark blue enamelled oil fired four oven AGA with twin hot plates, tiled splashback and pelmet lighting above. White glazed Belfast twin bowl sink with pewter tap, integrated dishwasher and a larder unit incorporating cold shelf, spice drawers, wine rack and bread drawers. Oak strip boarded floor, ceiling downlighters and a panelled radiator.



UTILITY AND LAUNDRY ROOM
4.98m x 4.11m (16'4" x 13'6")



A bespoke range of fitted base and wall units to include pantry cupboard with shelving. Solid beech working surfaces to include a white glazed Belfast sink, inset four-ring electric hob, integrated oven, space and plumbing for American style fridge freezer, Travertine flooring, double glazed windows and a stable door leading to the rear (single glazed window to one side). Panelled radiator.

SIDE LAUNDRY AREA

With fitted worktop, cupboard with plumbing for washing machine and panelled radiator.

FIRST FLOOR GALLERIED LANDING



A long landing, which leads along the length of both wings with wall lights. Walk-in airing cupboard with cylinder and radiators.

BEDROOM ONE
6.30m x 4.45m (20'8" x 14'7")



A large bedroom with a high vaulted ceiling, it is well lit with two double glazed windows to the front and further window to the gable. Fitted wardrobes to either side of the bed and panelled radiator.



EN SUITE BATHROOM
2.41m x 1.93m (7'11" x 6'4")



White suite comprising panelled bath, vanity unit with round bowl and pillar tap, and low level wc. Double glazed window and towel radiator.

BEDROOM TWO
5.23m x 4.62m (17'2" x 15'2")



Two double glazed windows, both with bespoke shutters, and two panelled radiators.

EN SUITE BATHROOM



White suite comprising corner bath, pedestal wash basin and wc. Part tiled walls, ceiling downlighters with extractor fan and towel radiator.

BEDROOM THREE
3.43m x 3.12m (11'3" x 10'3")



Double glazed window, two built-in double door wardrobes with hanging rails and panelled radiator.

BEDROOM FOUR
3.56m x 3.43m (11'8" x 11'3")



Double glazed window to the front and panelled radiator.

BEDROOM FIVE
4.11m x 3.40m (13'6" x 11'2")



Partially vaulted ceiling, built-in double door wardrobe, laminated flooring and radiator.

FAMILY BATHROOM
5.16m x 3.05m (16'11" x 10')



A large and luxurious room with a high vaulted ceiling, inset lighting and three double glazed windows, all with bespoke shutters. It has a large jacuzzi style rectangular bath within a tiled surround, large corner cubicle with low level tray and a high output shower with a monsoon style head, fitted cabinet incorporating wash basin with pillar tap and storage, and low level wc. Light limestone tiled floor with underfloor heating, feature stonework to one wall and chrome towel radiator.



CLOAKROOM

White suite comprising pedestal wash basin and wc. Part tiled walls, tiled floor and a chrome towel radiator.

OUTSIDE

The property stands within grounds of about 0.55 acre. It is approached through a wide splayed entrance with substantial stone walls to either side and electrically operated wrought-iron gates opening to an extensive tarmac drive providing space for parking and access to the front of the house and the adjoining garages and studio apartment.

STUDIO APARTMENT



Purpose built above the garages and affording a high degree of insulation to reduce runnings costs to a minimum.

Twin glazed doors leading in from the patio area to;