

Bron Dyffryn Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1SP



### Energy Efficiency Rating

**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**

Current: **27** (Band F)

Potential: **69** (Band D)

### Environmental Impact (CO<sub>2</sub>) Rating

**Very environmentally friendly - lower CO<sub>2</sub> emissions**

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**England & Wales**

EU Directive 2002/91/EC

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**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.

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**Cavendish**  
**ESTATE AGENTS**

St Peter's Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: [ruthin.sales@cavmail.co.uk](mailto:ruthin.sales@cavmail.co.uk)

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

## Bron Dyffryn

Llanbedr Dyffryn Ōlwyd, Ruthin, Denbighshire  
LL15 1SP

## Price

£630,000

A GREATLY EXTENDED FOUR BEDROOM DETACHED DOUBLE FRONTED HOUSE set within grounds and adjoining paddock extending in total to about 1.60 acres located about 1.25 miles from the village centre and with splendid and far reaching views to the west across the vale and beyond and to the east an open aspect including hills. It is some 2 miles from the centre of Ruthin.

It affords canopy entrance with central hall, lounge, dining room, re-modelled 26' x 14' fitted kitchen/dining and family room with red enamel Rayburn and bi fold doors opening to a modern patio with balustrade, inner hall with shower room and WC, large utility room. First floor landing, four double bedrooms and bathroom. Gated entrance to a private driveway with a wide hard standing for several cars and detached garage and workshop, adjoining paddock extending to about 1.3 acres with two bay open fronted field shelter. Inspection recommended.

## LOCATION



Located on a minor road about 1.2 miles from the village centre of Llanbedr D.C and some 2 miles from Ruthin is an area noted for its far reaching views across The Vale and of The Clwydian Hills, noted for its scenic beauty and numerous country lanes and walks. Mold is about 10 miles distant.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Canopy entrance with UPVC double glazed door with decorative central pane leading to entrance hall.

### ENTRANCE HALL

4.27m x 1.80m (14' x 5'11)

Staircase rising off with turned pitch pine spindles and handrail and newel, panelled radiator.

## LOUNGE

4.93m x 4.01m (16'2 x 13'2)



An attractive room with splay bay window to front affording large double glazed windows affording splendid and uninterrupted views across the vale in a southerly direction towards Ruthin and beyond to the Berwyns, partially brick lined fireplace with a raised hearth, ornate cast iron fire, TV point, dado rail, picture rail, two panelled radiators.

## DAY LOUNGE/DINING ROOM

4.93m x 4.01m (16'2 x 13'2)



Benefiting from a wide splay bay window with double glazed windows affording far reaching west and southerly views across the vale, raised hearth with inset ornate cast iron stove, dado rail, wood grain effect floor finish, two panelled radiators.

## Paddock



Extending to about 1.3 acres it provides a very useful area for keeping small livestock or a pony as there is access to minor country lanes and bridleways. There is an open fronted two bay field shelter to one side.

RIGHTS OF WAY. Please the septic tank and soak away for two adjoining property are located within the paddock and have rights of access for maintenance and repair only.



## 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 proceeding out of town for some 2 miles and on entering the village of Llanbedr Dyffryn Clwyd turn left onto the B5429 immediately opposite Y Griffin Inn. Continue on this road for some 1.2 miles, and after the minor crossroads the property is the fourth on the right.

## AGENTS NOTES

Mains water and electricity. private drainage system. Oil fired heating.

## TENURE

Believed to be Freehold.

## COUNCIL TAX

## 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

## BATHROOM

4.34m x 2.08m (14'3 x 6'10)



White suite comprising tiled panelled bath with combination shower and tap unit, separate walk in shower cubicle with glazed screen and high output shower, fitted cabinet incorporating wash basin and WC, tiled walls, two double glazed windows, airing cupboard with a large pre lagged cylinder, immersion heater and slatted shelf, ceiling downlighters, radiator.



## OUTSIDE

The property stands within grounds and paddock of about xx acres. It is approached via a splayed entrance with stone walling and decorative wrought iron gate leading to a long gravelled driveway which extends along the right hand elevation and thereafter opens to a very wide parking area to the rear with space for parking several cars and access to the paddock.

## DETACHED GARAGE

Purpose built block and rendered part stone faced garage with roller shutter door leading in, electric light and power installed, personal door to side. Lean to log store to one side.

## WORKSHOP

A very useful room with electric light and power installed.

## GARDENS



The property stands within low maintenance gardens with mature hedging to the roadside, a modern purpose built and raised patio designed to take full advantage of the pleasing westerly aspect with tiling and stainless steel and glass handrail. A pathway extends across the front elevation with lawn and established shrub borders. There is a pergola providing barbecue area with heather brown tiled step and an original well.



## EXTENDED KITCHEN/DINING/FAMILY ROOM

8.08m x 4.34m (26'6 x 14'3)



A very spacious room which has been re-modelled to afford a high degree of natural lighting with a four section bi fold door opening to the west facing patio, two further windows with views towards the Clwydian Hills, window to the southern side. The kitchen is fitted with a range of base and wall mounted cupboards and drawers with a painted finish to door and drawer fronts with contrasting solid black granite working surfaces to include a white glazed Belfast sink with pewter style mixer tap, inset four ring LPG gas hob with stainless steel upstand and extractor hood, void and plumbing for dishwasher, space for fridge, glazed display cabinets, open plate rail and shelving, display niche, wicker basket drawers. Central island with drawers and matching granite working surface, red enamelled oil fired Rayburn with hot plate and ovens set within an inglenook style fireplace with supporting beams and exposed brickwork, stone effect floor tiling, ceiling downlighters, panelled radiator.





**REAR HALL**  
3.28m x 2.51m (10'9 x 8'3)



Trianco oil fired boiler providing heating and hot water, double glazed window, terracotta style ceramic tile flooring.

**SHOWER ROOM**  
3.28m x 1.42m (10'9 x 4'8)



White suite comprising corner cubicle with electric shower, pedestal wash basin and WC, part tiled walls, double glazed window, wood grain effect floor finish, chrome towel radiator.

**UTILITY ROOM**  
5.38m x 4.09m (17'8 x 13'5)



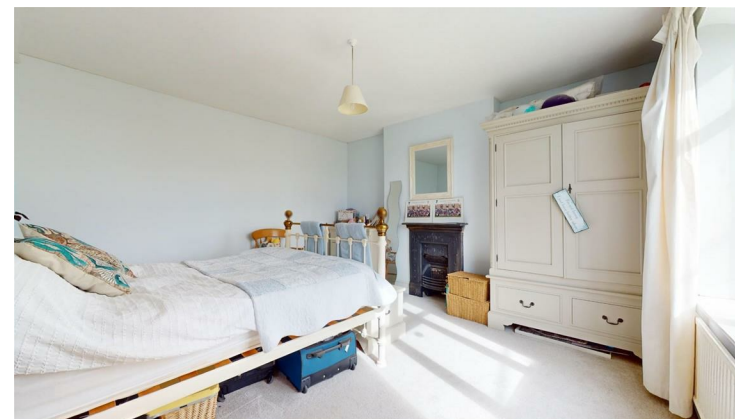
A very spacious room to the rear of the house with three double glazed windows, one of which affords far reaching views towards Moel Famau and the Clwydian Hills, it has a range of fitted base units with wood grain effect working surfaces and inset single drainer sink, plumbing for washing machine and space for fridge and freezer. Matching flooring to hall, double glazed door leading out.

**FIRST FLOOR LANDING**  
Long central landing with double glazed window to front with south westerly views, panelled radiator.

**BEDROOM ONE**  
4.19m x 3.86m (13'9 x 12'8)



Ornate cast iron fireplace, double glazed window with splendid views in a west and southerly direction along the vale, panelled radiator.



**BEDROOM TWO**  
4.24m x 4.04m (13'11 x 13'3)



Double glazed window to front with far reaching south and westerly views, dado rail, panelled radiator.

**BEDROOM THREE**  
4.14m x 3.23m (13'7 x 10'7)



Double glazed window, panelled radiator.

**BEDROOM FOUR**  
4.50m x 3.12m (14'9 x 10'3)



Double glazed window, fitted double door wardrobe with high level shelf and cupboard above, panelled radiator.