

Fron Deg Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1UT



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,330 sq.ft.
EXCLUDED AREAS : GARAGE 195 sq.ft.
TOTAL : 1,330 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cavendish
ESTATE AGENTS

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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		43	
(21-38) F			
(1-20) G			62
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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LL15 1UT

Price
£330,000

AN ATTRACTIVE TRADITIONAL STYLE FOUR BEDROOM DETACHED BUNGALOW with garage standing in elevated setting amidst landscaped gardens of about 0.5 acre with truly outstanding westerly views across the vale towards Snowdonia and southwards towards the Berwyn mountains.

Located to the upper part of this popular residential village some 9 miles from Mold, the bungalow is designed to a spacious plan with double glazing and LPG heating. It affords entrance porch, L shaped reception hall, a spacious through lounge/dining room, extended kitchen/breakfast room, four bedrooms, shower room with separate WC, long sweeping tarmac driveway which extends through the mature and landscaped gardens with parking area and attached garage. Further garden to one side and rear.



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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.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE PORCH

Out built and enclosed porch with UPVC double glazed door with matching windows with far reaching views across the vale towards Snowdonia, terrazzo tile floor, panelled door with glazed side panel leading to L shaped reception hall.

RECEPTION HALL

L shaped reception hall, fitted cloaks cupboard with hanging rail, further double door airing cupboard with slatted shelving and locker storage cupboards over. Access to roof void, panelled radiator.

THROUGH LOUNGE/DINING ROOM

8.61m x 4.04m max (28'3" x 13'3" max)



A light and airy room designed to take full advantage of the far reaching views with a wide double glazed picture window to the front with aspect across the vale towards Snowdonia, two further double glazed windows to gable, large window to the rear garden. Coved ceiling, feature fireplace with hearth and enclosed coal effect Living Flame gas fire (LPG), panelled radiator.



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



KITCHEN/BREAKFAST ROOM

4.88m x 3.40m (16' x 11'2")



An extended room with a range of units comprising a double drainer sink with mixer tap, fitted base and wall cupboard, electric cooker point, recently installed Ariston LPG gas fired boiler providing hot water and heating, double glazed window to rear, matching door to side. Panelled radiator.



BEDROOM ONE

3.96m x 3.43m (13' x 11'3")



Wide double glazed window with far reaching westerly views, further window to gable, built in double door wardrobe with locker storage cupboard over, radiator.

BEDROOM TWO

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



Double glazed window with westerly views, built in single door wardrobe with hanging rails and cupboard over, radiator.

BEDROOM THREE

3.12m x 2.49m (10'3" x 8'2")



Double glazed window overlooking the rear garden, built in double door wardrobe with cupboard over, panelled radiator. Access off leading to bedroom four.

BEDROOM FOUR

5.21m x 2.67m (17'1" x 8'9")



Wide double glazed window to front, panelled radiator.

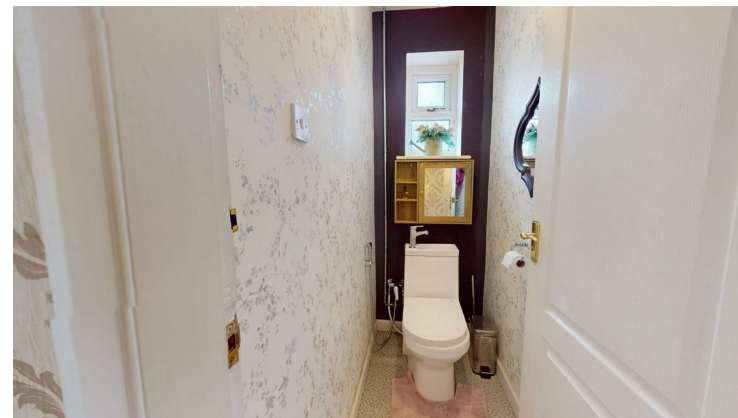


SHOWER ROOM



Modern suite comprising corner cubicle with shower, pedestal wash basin and WC. Extractor fan, double glazed window, radiator.

SEPARATE CLOAKROOM



Low level WC.

OUTSIDE



The property stands within extensive grounds of about 0.47 acre. It is approached over a shared entrance with this and two adjoining properties and after a few yards extends to a private driveway which sweeps across the front and to the left hand side of the plot with a long tarmac driveway leading to part of the front elevation and garage.

The gardens are in terraced form and are mainly located to the front, being landscaped over many years to provide interest and colour throughout the seasons and from them are truly outstanding views across the vale. There is access to the side leading to the rear where there is a further lawned area with domestic area and raised lawn beyond and aluminium framed greenhouse.



GARAGE

Metal up and over door to front, electric power and light installed.

DIRECTIONS

From the agent's Ruthin office proceed along the A494 Mold Road. Continue for some 2.5 miles into the village of Llanbedr and past the church and Ruthin Inn. Follow the road up the hill whereupon the driveway leading to the property will be found on the right hand side denoted by the agent's for sale board.

TENURE

Believed to be freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band F

AGENTS NOTES

Mains water, electricity and drainage.

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.