



GROSS INTERNAL AREA
FLOOR 1 614 sq.ft. FLOOR 2 481 sq.ft.
TOTAL : 1,095 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	
62	79
England & Wales	EU Directive 2002/91/EC

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



35 Parc Y Llan

Llanfair Dyffryn Clwyd, Ruthin, Denbighshire, LL15 2YL

Price
£295,000

AN ATTRACTIVE THREE/FOUR BEDROOM DETACHED HOUSE OFFERING SPACIOUS AND ADAPTABLE ROOMS, STANDING IN A CORNER PLOT WITH PARKING, GARAGE AND PRIVATE LANDSCAPED GARDENS TO REAR AND ONE SIDE PROVIDING A UNIQUE PATIO AREA WITH PERGOLA, LOCATED IN THE CENTRE OF THIS POLULAR RESIDENTIAL DEVELOPMENT IN THE HEART OF THE VILLAGE, SOME 2 MILES FROM RUTHIN. The accommodation affords a central entrance hall, a spacious and attractive through lounge with three double glazed windows and bespoke shutters, day room/occasional bedroom four, kitchen/breakfast room and side porch, first floor landing, three double bedrooms and a luxury contemporary bathroom suite with shaped bath and separate shower. Oil fired heating, private gardens and garage. Inspection recommended.

Cavendish
ESTATE AGENTS

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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 an ideal range of facilities to include secondary schools and leisure facilities.

THE ACCOMMODATION COMPRISES

Composite and coloured double glazed door leading to Entrance Hall.

ENTRANCE HALL

Double glazed window to one side and a glazed door and screen leading to an Inner Hall with staircase rising off.

LOUNGE/DINING ROOM

6.58m x 3.61m (21'7" x 11'10")



A very spacious through room which is also well lit with double glazed windows to both front, rear and gable elevation all with bespoke shutters, feature wall clad in light granite tiling, coved ceiling, TV point, wood flooring finish and panelled radiator.



KITCHEN/BREAKFAST ROOM

3.58m x 3.38m (11'9" x 11'1")



Fitted with a range of base and wall mounted cupboards and drawers with painted finish to door and drawer fronts, contrasting marble-effect working surfaces to include an inset white glazed 1 1/2 bowl sink with mixer tap and drainer, inset 4-ring electric hob with convector hood above, integrated oven, void and plumbing for washing machine, space for fridge, enclosed downstairs pantry cupboard, double glazed window to rear with vertical blind and double glazed door leading to outbuilt side porch.

DAY ROOM/OCCASIONAL BEDROOM FOUR

4.55m x 2.57m (14'11" x 8'5")



Double glazed window to front and further glazed window to gable, panelled radiator.

SIDE PORCH

Single glazed window to side, tiled floor and part glazed door leading to the rear garden and patios.

FIRST FLOOR LANDING

BEDROOM ONE

3.91m x 3.66m (12'10" x 12')



Spacious room with dual aspect, both are double glazed windows with bespoke blinds with countryside views, fitted double door wardrobe and panelled radiator.



BEDROOM TWO

3.94m x 2.62m (12'11" x 8'7")



Two double glazed windows, fitted bulkhead cupboard and panelled radiator.

BEDROOM THREE

3.00m x 2.41m (9'10" x 7'11")



Double glazed window to rear, fitted cupboard and radiator.

BATHROOM

3.58m x 1.73m (11'9" x 5'8")



Refurbished to a high standard with a luxury suite comprising a freestanding shaped contemporary bath, a large walk-in shower cubicle with glazed screen, a large multipoint shower with monsoon style head, floating vanity with shaped bowl and low level WC. Attractive wall tiling interspersed with pebble tiling, woodgrain-effect floor finish, two double glazed windows, downlighters and a chromed towel radiator.

OUTSIDE



The property stands within a corner plot to the centre of this popular residential area. It is bounded to the front and one side by a low-level stone wall with pedestrian access leading to the front door. There is a shaped lawn to the front which extends around to the left-hand gable which is screened by mature shrubbery and hedging whilst to the right-hand side is a wide domestic area which extends around to the rear. The rear area is a particular feature as it affords a high degree of privacy providing an extensive flagged area with raised planters in modern pergola covering a sheltered patio area with barbeque. Steps lead up to a garage.



GARAGE

5.49m x 2.44m (18' x 8')

With metal up and over door to front, personal door to side together with parking for one car to the front.

DIRECTIONS

From the agents Ruthin office, proceed down Well Street and, at reaching the junction with Station Road, bear right and follow the road out of town for some 2 miles. On entering the village of Llanfair D.C., turn right immediately opposite the White Horse Inn signposted Pwllglas and continue for some 44 yards taking the last turning on the right which is directly opposite the private school. Follow the road into Parc Y Llan whereupon the property can be found on the right-hand side.

TENURE

Freehold.

COUNCIL TAX

Denbighshire County Council - 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.

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.

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.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/SC