



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1,176 sq. ft. FLOOR 2: 458 sq. ft.  
 TOTAL: 1,634 sq. ft.  
 EXCLUDED AREA : GARAGE: 168 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Hafod Clwyd Gate Bungalows**  
 Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire  
 LL15 1YG

**Price**  
**£380,000**



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) <b>A</b>	<b>71</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) <b>A</b>	<b>28</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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.

A spacious and greatly extended four bedroom detached dormer style bungalow standing in an enviable elevated setting with spectacular views across the Vale of Clwyd, Snowdonia (Eryri) in the far distance and surrounding hillside towards the Offa's Dyke Path. Located along a no-through private lane near to The Clwyd Gate, some four and a half miles from Ruthin and nine miles from Mold. Affording versatile accommodation with two ground floor bedrooms and in brief providing: entrance porch, large reception hall, splendid lounge with far reaching views and access to the rear garden, dining room, large kitchen/breakfast room, side porch/utility and two ground floor bedrooms, one with en suite shower. First floor; inner landing/dressing room and two further double bedrooms, one with en suite cloakroom. In addition there is a large attic affording potential for conversion, subject to necessary consents. Gated driveway with additional parking for caravan/motorhome to the side of the property, integral garage and private rear garden with elevated patio taking full advantage of the setting and views. Oil central heating. **INSPECTION HIGHLY RECOMMENDED.**



## LOCATION



The property is a short distance from The Clwyd Gate on the top of the pass leading from Mold into The Vale of Clwyd. 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

### ENTRANCE PORCH

UPVC double glazed front door to entrance porch, built in cloaks cupboard with hanging rail and high level shelf; and glazed inner door to reception hall.

## RECEPTION HALL

7.39m x 1.78m (24'3" x 5'10")



Open tread hardwood staircase to the first floor, double glazed window and two panelled radiators.

## LOUNGE

6.35m max x 4.72m max (20'10" max x 15'6" max)



A spacious through room with a high degree of natural lighting with two large picture windows to the front affording truly far reaching views over the Vale of Clwyd, towards Snowdonia and the north coast in the far distance. Feature out built stone chimney breast with display niche and raised hearth together with coal effect (LPG) gas fire. Wall light points, two full height double glazed windows, panelled radiator, and french doors to the rear garden. Internal door to dining room.

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

DW/PMW



for some two miles through the village of Llanbedr DC and follow the road up the hill until reaching The Clwyd Gate Inn. The driveway leading to the property is the second turning on the right hand side, directly opposite the main entrance to The Clwyd Gate. Continue up the lane for some 80yds and the bungalow is directly ahead.

#### COUNCIL TAX

Denbighshire County Council - Tax Band F

#### TENURE

Freehold.

#### AGENTS NOTES

Shared private drainage. We understand the septic tank is located in the field opposite and is shared with the adjacent property

#### 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 Mold Office 01352



#### 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. Proceed out of town, continue



units with solid oak panelled door and drawer fronts and contrasting work surfaces Two inset single drainer stainless steel sink units, inset four ring electric hob together with concealed cooker hood, built in oven and space for microwave oven. Void and plumbing for washing machine and tumble dryer. Three double glazed windows with views over the garden and surrounding countryside, recessed ceiling lighting and two panelled radiators. Access to attic room and internal door to rear lobby.

#### DINING ROOM

3.73m max x 3.66m (12'3" max x 12')



Square bay double glazed window to the front with far reaching views, panelled radiator and internal door to the kitchen.

#### KITCHEN

4.88m max x 4.04m (16' max x 13'3")



Fitted with an extensive range of base and wall mounted



#### SIDE LOBBY

1.88m x 0.94m (6'2" x 3'1")

Double glazed window to the front and double glazed exterior door.

#### BEDROOM THREE

3.00m x 2.69m (9'10" x 8'10")



Double glazed window with rural views and panelled radiator.

#### EN SUITE

2.34m x 0.94m (7'8" x 3'1")

Fitted with a modern suite comprising shower cubicle, wash basin and WC, part tiled walls and double glazed window.

#### BEDROOM FOUR/SITTING ROOM

4.27m x 3.43m (14' x 11'3")



Presently used as a second reception room with two double glazed windows, one with far reaching views towards the country park; and panelled radiator.

#### BATHROOM

2.41m x 1.65m (7'11" x 5'5")



Fitted with a white suite comprising panelled bath with grip handles and combination shower and tap, vanity unit with large bowl and low flush WC. Fully tiled walls, ceiling downlighters, mirror lighting and panelled radiator.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

4.27m x 3.43m (14' x 11'3")



Two double glazed windows with south and easterly views over surrounding countryside, partially vaulted ceiling, wall light points and radiator.

#### EN SUITE CLOAKROOM

Fitted with a modern suite with wash basin and WC.

#### INNER LANDING/DRESSING AREA

3.35m x 1.91m (11' x 6'3")



Double glazed window, panelled radiator and access leading through to Bedroom 2.

#### BEDROOM TWO

4.06m x 3.45m (13'4" x 11'4")



Partially vaulted ceiling with exposed purlins, double glazed window to gable, airing cupboard with cylinder, further cupboard and under eaves storage.

#### ATTIC ROOM

8.53m x 4.27m (28' x 14')

A large adaptable room approached via a pull down ladder from the kitchen with double glazed Velux roof light with views and subject to consent the room affords potential for conversion to additional accommodation.

#### OUTSIDE



The property stands at the head of a no through lane leading to this and three adjoining properties. It is approached via a metal gate to a gravelled hard standing forecourt providing ample space for parking and access to the integral garage.

#### GARAGE

5.08m x 3.00m (16'8" x 9'10")

Up and over door, electric light and oil fired boiler providing domestic hot water and heating.

#### GARDENS



To the side of the house is a wide gravelled area providing ample space for extension, further garaging subject to the usual consents being obtained or parking for caravan/motorhome. This leads through to a good size rear garden area with raised paved patio areas, shaped lawns and patio area adjoining the French doors to the lounge. The garden enjoys a truly panoramic aspect in a southerly direction towards the Offas Dyke path and Clwydian Hills and across to the Loggerheads Country Park and its impressive limestone escarpment.

