

12 Tan Y Bryn, Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1AQ

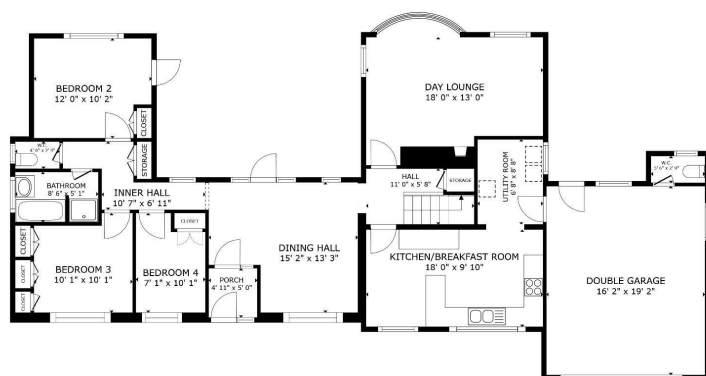
**Cavendish**  
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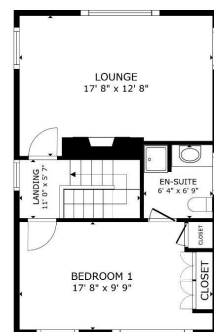
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FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 1,532 sq.ft. FLOOR 2: 505 sq.ft.  
TOTAL: 2,038 sq.ft.

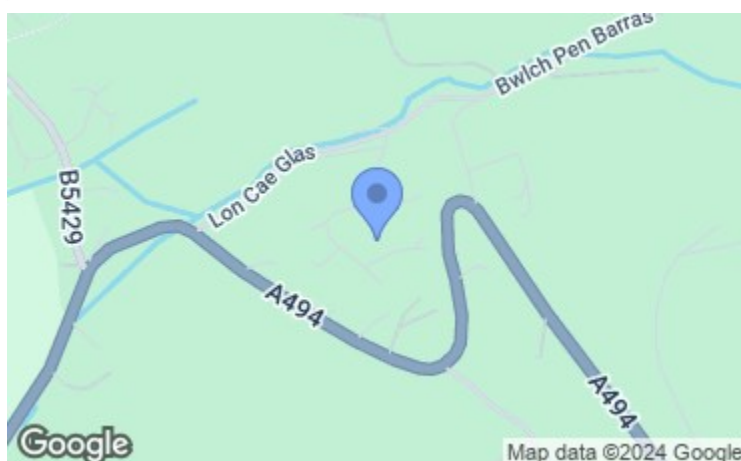
Matterport



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 1,532 sq.ft. FLOOR 2: 505 sq.ft.  
TOTAL: 2,038 sq.ft.

Matterport



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			
England & Wales		EU Directive 2002/91/EC	68

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**12 Tan Y Bryn**  
Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire  
LL15 1AQ

**£450,000**

A LARGE AND VERSATILE 4 BEDROOM DETACHED HOUSE WITH 3 RECEPTION ROOMS AND LARGE INTEGRAL DOUBLE GARAGE SET WITHIN WELL MAINTAINED AND PRIVATE SOUTH WESTERLY FACING GARDENS TO THE REAR WITH FAR REACHING VIEWS ACROSS THE VALE.

Standing in the heart of this popular residential cul-de-sac located to the upper part of the village, the house stands in a wide plot with rooms designed to take full advantage of the far reaching views towards Ruthin and The Berwyns. it affords entrance porch, large dining hall with glazed doors opening to the large patio and garden, inner lobby, day lounge, kitchen/breakfast room and utility. inner hallway leading to 3 bedrooms and bathroom with sep. w.c.  
First floor landing, main lounge with splendid views, bedroom and en-suite.

Wide driveway and integral double garage with cloaks & w.c. Open plan lawn garden with access to either side leading to the rear.

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.



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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 nine miles distant.

## THE ACCOMMODATION COMPRISES

### PORCH

1.52m x 1.50m (5' x 4'11)

Out built stone faced porch with heather brown tiled step, light point, UPVC double glazed door leading to entrance porch. Glazed Georgian style door with matching panel to side leading to a central dining hall.

### DINING HALL

5.49m x 3.96m (18' x 13')



An attractive and well lit room with a feature exposed brick wall with wall light points, double glazed Georgian style French windows opening to the south and west facing rear garden with deep canopy, further double glazed window to front, two panelled radiators.



### INNER LOBBY

Staircase rising off, enclosed understairs cupboard.

### DAY LOUNGE

5.49m x 3.96m (18' x 13')



Designed to take full advantage of the pleasing views with two Georgian style double glazed windows and a matching glazed door leading to the rear patio, feature exposed ceiling beam. Attractive stone faced chimney breast with niche for

## 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 for two miles and on entering Llanbedr DC continue past the church and take the first left turning onto Lon Cae Glas. Follow the lane up the hill turning right into Tan Y Bryn and follow the road to the T junction bearing right and thereafter follow the road around to the left and the property is on the right.

## TENURE

Believed to be freehold.

## COUNCIL TAX

Denbighshire County Council - Tax Band G

## 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

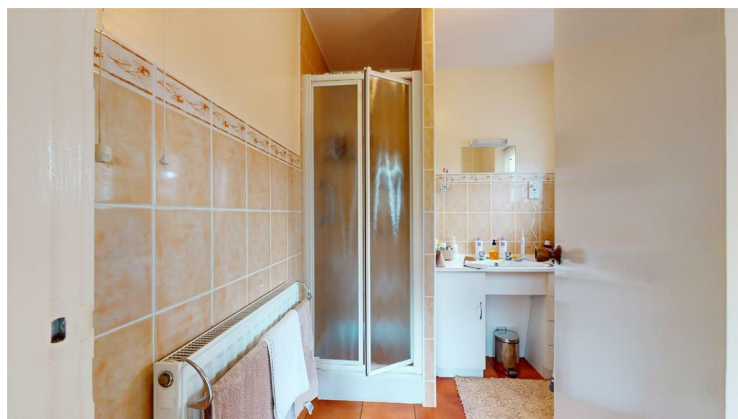
By appointment through the Agent's Ruthin office 01824 703030.

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

HE/PMW

### EN SUITE SHOWER ROOM

2.06m x 1.93m (6'9 x 6'4)



Tiled cubicle with door and Mira shower, vanity with bowl and low level WC, two thirds tiled walls to a decorative dado, double glazed window, tiled flooring, radiator.

### DOUBLE GARAGE

5.84m x 4.93m (19'2 x 16'2)

Integral double garage with electrically operated up and over door to front, electric light and power installed, cloakroom with low level WC and door leading to utility room.



### OUTSIDE



The property has a wide plot with an extensive lawn with tarmacadam drive to one side providing parking and access to an integral double garage with access to either side leading to the rear. The rear garden is a particular feature of the house as it affords a high degree of privacy with screen hedging, it has a predominately south and westerly direction in terraced form with a secluded and quite sheltered patio area which extends between the French doors to the ground floor lounge and bedroom two, a wide lawn together with flower and shrub borders and steps leading down to a lower lawn. There is a further patio area to the right hand side to the rear of the garage.



logs, raised stone hearth and open fire grate, TV point and two panelled radiators.



### KITCHEN/BREAKFAST ROOM

5.49m x 3.00m (18' x 9'10)



Fitted with a range of base and wall mounted cupboards and drawers with solid oak door and drawer fronts and a peninsular breakfast bar. It has white marble effect working surfaces to include a twin bowl stainless steel sink with mixer tap and drainer, inset four ring AEG electric hob with stainless steel and glass extractor hood above, integrated double oven, void and plumbing for dishwasher, space for fridge, tiled splashbacks, two Georgian style double glazed windows to the front elevation and heather brown tiled floor. Archway to utility room.



### UTILITY ROOM

2.64m x 2.03m (8'8 x 6'8)



Fitted worktop with void and plumbing for washing machine and space for tumble dryer, Worcester oil fired boiler providing heating and hot water, matching flooring, double glazed window, door leading to the integral double garage.

### INNER HALL

Located off the dining hall, an L shaped hallway with access

to roof void, radiator.

**BEDROOM TWO**  
3.66m x 3.10m (12' x 10'2)



Double glazed window with south westerly views, matching double glazed French door leading to the secluded patio, louvre door wardrobe, panelled radiator.

**BEDROOM THREE**  
3.07m x 3.07m (10'1 x 10'1)



Double glazed window to front, louvre door wardrobes with storage cupboards over, panelled radiator.

**BEDROOM FOUR**  
3.07m x 2.16m (10'1 x 7'1)



Double glazed window to front, louvre door wardrobe, panelled radiator.

**BATHROOM**  
2.59m x 1.55m (8'6 x 5'1)



White suite comprising panelled bath, separate walk in shower cubicle with bi fold door and high output shower with tiled walls, vanity with bowl, two thirds tiled walls to a decorative dado, double glazed window, tiled flooring, radiator.

**SEPARATE CLOAKROOM**

Double glazed window, low level WC.

**FIRST FLOOR LANDING**

Window, radiator.

**MAIN LOUNGE**  
5.38m x 3.86m (17'8 x 12'8)



Designed to take full advantage of the far reaching views, it has three Georgian style double glazed windows all with views across the vale towards the Berwyns and Snowdonia, feature brick fireplace with heather brown tiled hearth, display niche and shelving to one side, coved ceiling, wall light points, TV point, two panelled radiators.



**BEDROOM ONE**  
5.38m x 2.97m (17'8 x 9'9)



Two double glazed windows with aspect across Tan y Bryn towards Moel Fenlli and the Clwydian Hills, fitted wardrobes with locker storage cupboards over, further airing cupboard with lagged cylinder, two panelled radiators.

