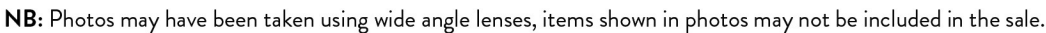


12 Tan Y Bryn, Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1AQ



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.

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.

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A large, modern, two-story house with a white exterior and a dark roof. The house features a prominent chimney on the left side and a large front garden. The front garden is well-maintained with green grass and various plants. The house has multiple windows, including a large bay window on the right side. A paved driveway leads to a garage on the right. The sky is blue with scattered white clouds.

Price
£435,000

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

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

Amended JW

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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.



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

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.

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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 Fenli and the Clwydian Hills, fitted wardrobes with locker storage cupboards over, further airing cupboard with lagged cylinder, two panelled radiators.

