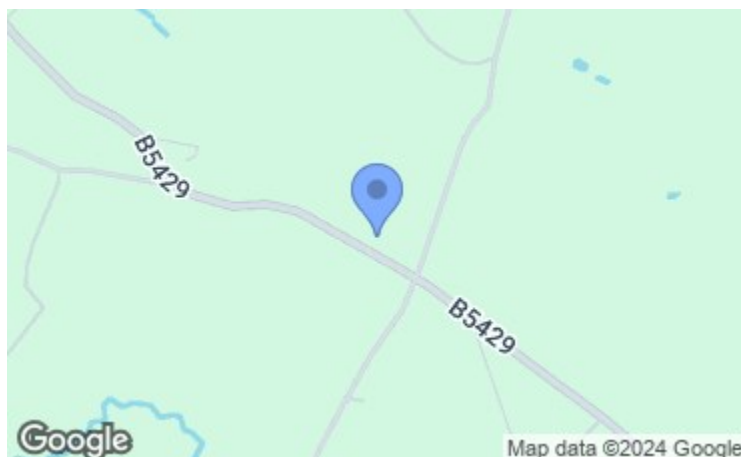


**FLOOR PLAN**

GROSS INTERNAL AREA  
 FLOOR PLAN 1,626 sq.ft.  
 TOTAL : 1,626 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		
<b>England &amp; Wales</b>		<b>56</b>
	EU Directive 2002/91/EC	

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



## Hafod y Llan

Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire  
 LL15 1SP

**Offers Around**

**£550,000**

A VERY SPACIOUS THREE BEDROOM DETACHED BUNGALOW SET WITHIN MATURE GARDENS AND SMALL PADDOCK extending in total to about 0.42 acre standing in the heart of the vale commanding splendid views to the west towards Ruthin and beyond and to the east over farmland towards Moel Famau and the Clwydian Hills.

Located some 2 miles from Ruthin and just over a mile from Llanbedr village, this unique home affords well proportioned rooms designed to take full advantage of the far reaching views. It affords an out built porch, L shaped hall, spacious L shaped through lounge and dining room with adjoining conservatory, fitted kitchen/breakfast room with oil fired AGA, rear porch/utility, large main bedroom with two bay windows to front and en suite shower room, two further bedrooms and bathroom, gated entrance with ample parking together with mature and landscaped gardens to both front and rear. Inspection recommended.



St Peters Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

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[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



## LOCATION



Located on a minor road about 1.2 miles from the village centre of Llanbedr D.C and some 2 miles from Ruthin is an area noted for its far reaching views across The Vale and of The Clwydian Hills, noted for its scenic beauty and numerous country lanes and walks. Mold is about 10 miles distant.

## THE ACCOMMODATION COMPRISES

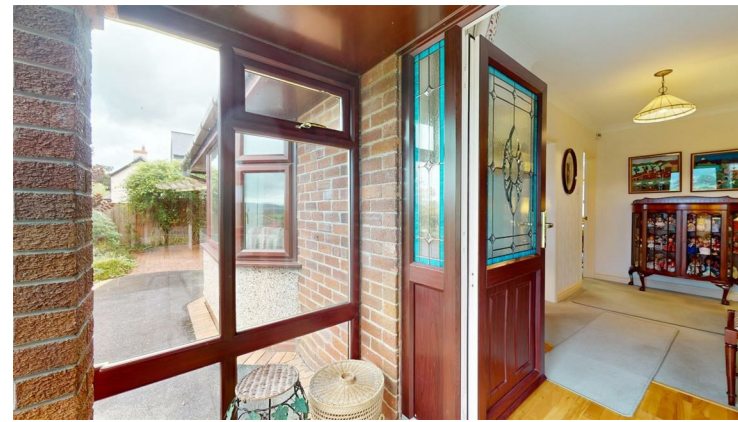
### FRONT ENTRANCE

2.06m x 1.52m (6'9" x 5')

Out built and enclosed mahogany wood grain effect and double glazed porch with matching double glazed windows to either side from which there are truly delightful views in a westerly direction across the vale towards Snowdonia. Tiled floor. Mahogany grained UPVC and double glazed inner door with matching panels all through with decorative lights with lead effect and bevelled finish.

### RECEPTION HALL

4.45m x 1.85m plus 4.09m x 1.30m (14'7" x 6'1" plus 13'5" x 4'3")



L shaped reception hall with wood grain effect floor finish to the entrance area, coved ceiling, louvre door cloaks cupboard with hooks and high level storage above, access to roof void with a pull down ladder, two panelled radiators.

### LOUNGE AND DINING ROOM

5.38m x 4.80m plus 4.29m x 3.00m (17'8" x 15'9" plus 14'1" x 9'10")



L shaped through lounge and dining room, a very spacious and adaptable room designed to take full advantage of the pleasing views with splay bay double glazed window to front with Venetian blinds and far reaching south westerly views across the vale towards Ruthin and the spire of St Peters Church. Adams style fireplace with polished marble insert and hearth and an oak fire surround, coal effect LPG Living Flame gas fire. Coved ceiling, TV point, two panelled radiators. To the dining area is a wide double glazed sliding patio window with vertical blind opening to the conservatory.

right hand side and to the rear of an adjoining property is a large lawned area divided into two sections both affording far reaching views together with a combination of post and wire fencing and established hedging. Two further timber framed and panelled garden sheds and paved area. Both sheds have electric light and power.



## 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 proceeding out of town for some 2 miles and on entering the village of Llanbedr Dyffryn Clwyd turn left onto the B5429 immediately opposite Y Griffin Inn. Continue on this road for some 1.2 miles, and after the minor crossroads the property is the 2nd on the right.

## COUNCIL TAX

Denbighshire County Council - Tax Band F

## TENURE

Freehold.

## 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

OUTSIDE



high degree of privacy with a large hexagonal shaped paved patio and brick pathways together with shaped lawn and established and well stocked flower and shrub borders. To one side is an aluminium framed greenhouse together with three substantial timber framed and panelled workshops with electric light and power installed.



The bungalow stands in a slightly elevated position with a substantial splayed entrance with stone gate pillars and decorative wrought iron gates leading to a wide driveway which extends across part of the front elevation providing ample parking for two cars. The front is also bounded by trellis fencing and deep well established flower and shrub borders providing colour and interest throughout the year whilst preserving the far reaching views across the vale towards Ruthin and beyond. There is a wide slated area together with a timber framed pergola and brick paved area which leads around to the left hand elevation where there is further established shrubbery and gated access leading to the rear garden. There is also gated access to the right hand side.

INTEGRAL UTILITY ROOM

3.66m x 2.82m (12' x 9'3")

Located to the rear right hand side of the bungalow is a very useful utility room with a Worcester oil fired boiler providing heating and hot water, electric light and power.

CLOAKROOM

Low level WC, wash basin and tiled floor.

PADDOCK



Located directly behind the bungalow and extending to the

REAR GARDEN



The rear garden is a particular feature of note as it affords a



CONSERVATORY

3.18m x 2.87m (10'5 x 9'5)



A large room with a brick base and double glazed windows with blinds and pitched polycarbonate roof, it has a pleasing aspect over the rear garden and beyond to Moel Famau and the Clwydian Hills. Twin glazed doors leading out.

KITCHEN/BREAKFAST ROOM

5.18m x 4.27m max (17' x 14' max)



Light cream toned oil fired twin oven AGA with hot plates,

range of base and wall mounted cupboards and drawers with oak panelled door and drawer fronts, contrasting oak edged marble effect working surfaces to include an inset two and half bowl sink with mixer tap, inset four ring Neff hob with convector hood and light above, integrated Neff oven. Miele integrated dishwasher, pantry cupboard, attractive tiled splashbacks, ceramic tiled flooring. Wide double glazed window with splendid views of Moel Famau.

#### UTILITY/SIDE PORCH

2.36m x 1.55m (7'9" x 5'1")



Matching base and wall units with rolled edge working surface to include inset single drainer sink, double glazed window, matching UPVC door leading to the rear garden.

#### BEDROOM ONE

4.95m x 3.94m (16'3" x 12'11")



A very spacious room which benefits from two splay bay windows to the front both with Venetian blinds and with far reaching south and westerly views across the vale. Two panelled radiators.

#### EN SUITE SHOWER ROOM



Modern suite comprising floor level tray with glazed screen and Mira shower, pedestal wash basin and WC with concealed cistern, part tiled walls to a decorative dado, extractor fan, double glazed window, radiator.

#### BEDROOM TWO

3.89m x 3.05m (12'9" x 10')



Splay bay window to front with blinds and far reaching views, out built fitted wardrobes comprising two double and one single door robe providing a combination of hanging rails and shelving together with locker storage cupboards over, matching chest of drawers and dressing table. Panelled radiator.

#### BEDROOM THREE

4.22m x 2.46m (13'10" x 8'1")



Double glazed window with Venetian blind to rear, out built double and single door robe with locker storage cupboards over, panelled radiator.

#### BATHROOM

4.24m x 2.08m (13'11" x 6'10")



White suite comprising panelled bath with grip handles, separate walk in shower cubicle with glazed screen and Mira shower, pedestal wash basin and WC, large louvre door airing cupboard with shelving, radiator, part tiled walls, double glazed window, extractor fan, radiator.