



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 2,089 sq.ft.  
 TOTAL : 2,089 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Plas Isa Cottage, Llanbedr Dyffryn Clwyd**  
 Ruthin, Denbighshire  
 LL15 1UP

**Offers Around**  
**£495,000**



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	76
(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

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	76
(81-91) B	
(69-80) C	
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(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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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 highly appointed and recently extended three bedroom link-detached period cottage standing within extensive, mature and beautifully landscaped grounds of about 0.37 acres, located near to the centre of the village some two miles from Ruthin.

This highly appointed home provides a deceptively spacious home recently enhanced by a new stunning and spacious sun lounge with lantern ceiling and wide bi-fold doors opening to the splendid new patio and landscaped gardens beyond. It affords an out-built porch, a large and attractive central hall, through lounge with 'Inglenook' style fireplace and oak flooring, bi-fold oak and glass doors opening to the sun lounge, luxury fitted kitchen/dining room, inner hall, study, three double bedrooms and recently extended and refurbished bathroom with shower. New air-source heating and double glazing. Adjoining garden store and utility room.

Beautifully landscaped gardens to rear with a wide patio extending across the full width of the cottage, a sweeping brick faced retaining wall with steps rising to extensive lawns, established shrubberies, orchard, sheltered patios and three garden stores. **INSPECTION RECOMMENDED.**





## 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 including high speed broadband. The village caters for most daily requirements and good road links towards Mold approximately 9 miles.

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

2.36m x 1.57m (7'9" x 5'2")

UPVC double glazed door leading to an enclosed entrance porch with heather brown tiled step, Georgian style double glazed window to one side. Georgian style glazed door with matching panels to either side leading to a spacious central hall.

### ENTRANCE HALL

4.75m x 2.26m (15'7" x 7'5")



Downlighters, attractive mosaic effect tiled flooring, feature exposed brick pillar together with supporting beam and panelled radiator. Twin glazed doors open to a spacious through lounge.



### LOUNGE

7.19m x 6.27m (23'7" x 20'7")



Feature brick chimney breast with raised hearth, display niches and multi fuel stove, beamed ceiling with downlighters, wide Georgian style shallow bow window to front with deep sill, oak flooring, TV point, wall light points, panelled radiator. Study area to one side with glazed door leading to the conservatory.



## 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

## 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. Continue out of town for some 2 miles whereupon the driveway leading to Plas Isa Cottage will be found on the right hand side, just after entering the village and approximately 100 yards before the Griffin Inn.

## TENURE

Believed to be 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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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.



REAR GARDENS



The rear gardens are a feature which can only be fully appreciated upon inspection. They have benefited from extensive landscaping over the last 5 years to provide a truly delightful and secluded rural environment. Immediately adjoining the rear of the property is a wide riven stone patio with brick faced retaining walls and wide steps leading up to a raised lawn which is also approached via a sloping and resin based pathway which winds its way up to the lawn and a further brick patio area adjoining. Beyond a further low level brick wall with central steps leads up to the upper garden with wide informal lawns, an area designed for a pergola, timber framed and panelled garden shed with store, numerous maturing trees to include rowan, soft fruit bushes and apple tree. The gardens extend beyond to an open area from which there are views across the vale towards Ruthin and beyond rolling countryside in the direction of Snowdonia. There is a further timber framed and panelled garden shed and electric point.

SUN LOUNGE

6.50m x 3.91m (21'4 x 12'10)



A recent addition to the house, it is approached from the lounge via a four section contemporary oak panelled and glazed bi fold door. It is designed to take full advantage of the outstanding aspect over the rear garden with a three quarter width bi fold door opening to the rear patio and garden with further window to one side and a large central lantern roof with concealed lighting. Downlighters, TV point, mosaic effect tiled flooring, two contemporary column radiators. Glazed door leading through to the kitchen.



KITCHEN/DINING ROOM

7.95m x 3.43m (26'1 x 11'3)



A spacious split level room which has a high vaulted ceiling with exposed purlins and downlighters. It is an impressive room with an extensive range of fitted units finished with a light grey tone to door and drawer fronts and contrasting solid granite working surfaces to include a large central dais with storage, inset four ring electric hob with large stainless steel extractor hood and light above, inset one and half bowl sink with drainer and mixer tap, void and plumbing for washing machine, built in double ovens, glazed display cabinet with lighting and space for American style fridge/freezer. Two double glazed windows both with granite sills, ceramic effect tile flooring, feature exposed stone gable wall to the inner wall adjoining the lounge. Contemporary column radiator. Further breakfast bar for four forming part of a dresser style unit with two glazed display cabinets with concealed lighting, plate rack and drawers. Glazed door leading to a covered side area and leading through to the



utility room and store.

garden, panelled radiator. Fitted panelling to one wall providing a walk in wardrobe with a combination of hanging rails and shelving, panelled radiator.



**BEDROOM TWO**  
4.57m x 3.18m (15' x 10'5)



Double glazed window to front, fitted wardrobes to one wall comprising two double door units providing a combination of hanging rails and drawers, modern column radiator.

**BEDROOM THREE**  
3.86m x 2.90m (12'8 x 9'6)



Approached via a side lobby from the hall with a further large walk in storage cupboard, it has a pleasing aspect over the rear garden, painted wall panelling in part, display niche, downlighters, radiator.

**INNER HALL**

Approached from the central hall with double door linen cupboard.

**BEDROOM ONE**

3.63m x 3.30m (11'11 x 10'10)



Double glazed window with a pleasing aspect over the rear

**BATHROOM**

4.88m x 2.74m (16' x 9')



Recently extended and refurbished with a luxury white suite to a Victorian style with a freestanding roll top bath with claw feet and column taps with combination shower and tap unit, traditional style wash basin on a steel stand, shower area with wet floor system, glazed screen and high output shower with monsoon style head, three quarter height high flush WC. Attractive slate wall tiling in part with mosaic effect flooring throughout, display niches, painted wall panelling in part, combination of chrome and column towel radiator.



**OUTSIDE**



The property is approached over a shared access leading to this and adjoining property. The first part of the driveway forms part of the property as does the grassed area which adjoins Plas Isa Manor to the western side. There is a wide parking area to the front for four cars together with electric charging point.

Access to the left hand side where there is a very useful garden store room and a covered area which leads through to the rear of the bungalow and utility room.

**UTILITY ROOM**

2.69m x 2.18m (8'10 x 7'2)

Fitted base and wall units with roll top worktop, inset sink, plumbing for washing machine. Extractor fan.

**AIR- SOURCE HEATING**

The property benefits from a new air-source heating system with pressurized cylinder for domestic hot water and central heating.