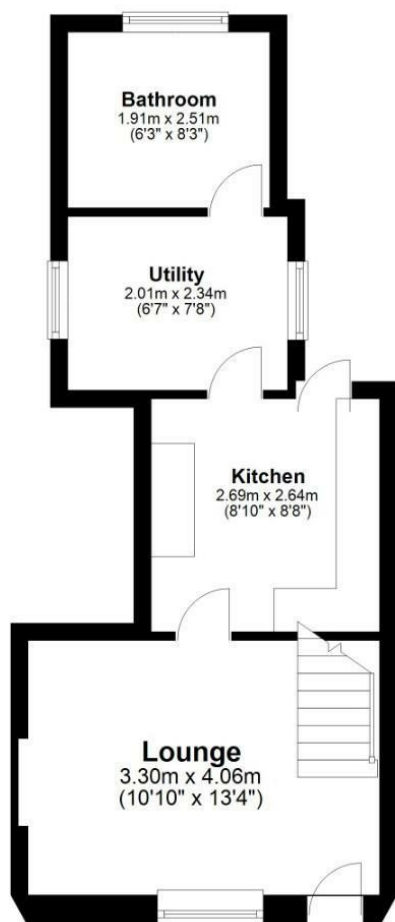


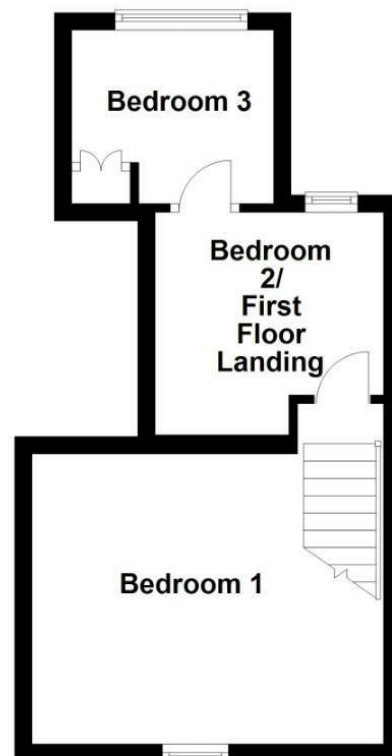
Ground Floor

Approx. 30.7 sq. metres (330.0 sq. feet)

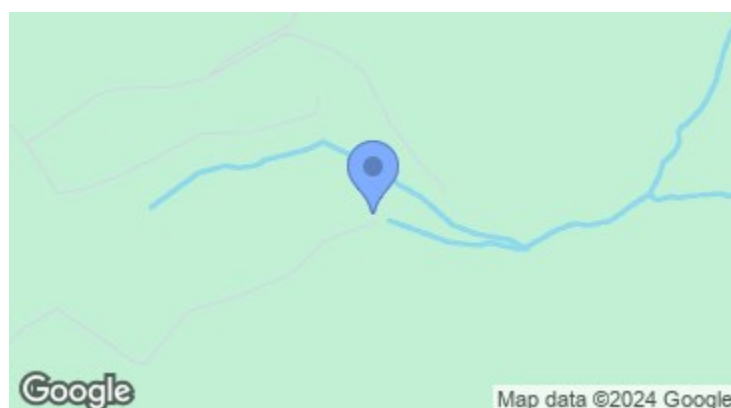


First Floor

Approx. 24.6 sq. metres (265.2 sq. feet)



Total area: approx. 55.3 sq. metres (595.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	30
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Glenhaven

Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1TA

Price
£225,000

AN ATTRACTIVE 2/3 BEDROOM MID-TERRACED HOUSE WITH EXTENSIVE, MATURE AND PRIVATE GARDENS OF ABOUT 0.2 ACRE, STANDING IN A DELIGHTFUL RURAL SETTING CLOSE TO THE LOWER SLOPES OF THE CLWYDIAN HILLS SOME 3.5 MILES FROM RUTHIN.

A traditional home which has been extended to provide quite spacious accommodation, being mainly double glazed and with oil fired heating. it affords a canopy entrance, lounge with beamed ceiling and wood stove, kitchen and adjoining kit/utility room, modern bathroom. first floor 2/3 bedrooms.

Very large gardens to rear with informal lawns, several mature fruit trees and overall a very sheltered and secluded setting with views beyond over farmland to The Clwydian Hills.

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.

LOCATION

Located near to the hamlet of Hirwaen about 0.3 mile from Llanbedr DC primary school and about 0.75 mile from the village, it 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 9 miles.

THE ACCOMMODATION COMPRISES

PORCH

Out built front porch with a glazed and panelled door leading to the lounge.

LOUNGE

4.06m x 3.30m (13'4" x 10'10")



An attractive room with open tread staircase rising off, beamed ceiling, brick arched recess with raised hearth and wood burning stove, wall light points, double glazed window to front, telephone point, panelled radiator.



KITCHEN

2.69m x 2.64m (8'10" x 8'8")



Fitted with a range of base and wall mounted cupboards and drawers with a wood grain effect finish to door and drawer fronts, contrasting stone effect working surfaces to include space for slot in electric cooker, tiled splash, extractor fan above, integrated fridge and freezer, display cabinet and open shelving unit. Tiled flooring, panelled and glazed door to rear.

UTILITY ROOM

2.01m x 2.26m (6'7" x 7'5")



Fitted worktop with inset single drainer sink, plumbing installed for washing machine and dishwasher, wall cabinets, modern double glazed window, single glazed window, panelled radiator.

BATHROOM

2.51m x 1.91m (8'3" x 6'3")



Modern white suite comprising panelled bath with electric shower over, pedestal wash basin with tiled splash and low level WC, extractor fan, panelled radiator.

FIRST FLOOR OPEN LANDING

BEDROOM ONE

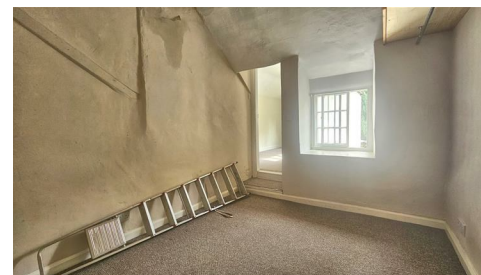
4.09m max x 3.35m (13'5" max x 11')



Double glazed window with views across the vale in a westerly direction. High vaulted ceiling with high level louvre door cupboards, panelled radiator.

BEDROOM TWO/FIRST FLOOR LANDING

2.44m x 2.67m (8'10" x 8'9")



Single glazed window to rear, high level storage cupboard, hanging rail, panelled radiator.

BEDROOM THREE

4.01m max x 2.34m (13'2" max x 7'8")



Dual aspect with two windows overlooking the rear garden, louvre door airing cupboard with pre lagged cylinder and immersion heater, panelled radiator.

OUTSIDE

Pedestrian gated entrance to front with pathway, mature hedging and gravel.

RIGHT OF WAY

The property benefits from a right of access over the adjoining house, leading to the rear.

REAR GARDEN



A glazed door leads from the kitchen to a paved and slabbed domestic area with oil fired boiler providing heating and hot water and access to one side leading via the pedestrian right of way to the country lane. There is a low level stone wall with steps leading up to a very extensive and mature garden, extending in total to about 0.2 acre. It provides a secluded haven with a number of mature fruit trees and a large timber framed and panelled garden shed. The rear boundary opens to adjoining

farmland with delightful views of the Clwydian Hills.



DIRECTIONS

From the Agent's Ruthin Office take the A494 Mold Road proceeding for some 2 miles and on entering the village of Llanbedr Dyffryn Clwyd turn left onto the B4529, which is opposite The Griffin Inn and adjoining the Parish Church. Continue for approximately 0.5 mile and on reaching the white railings turn right signposted Llangynhafal continue past Llanbedr Primary School and continue for approximately 0.3 miles and the property will be found on the left.

COUNCIL TAX

Denbighshire County Council - Tax Band D

TENURE

Understood to be 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 £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.

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