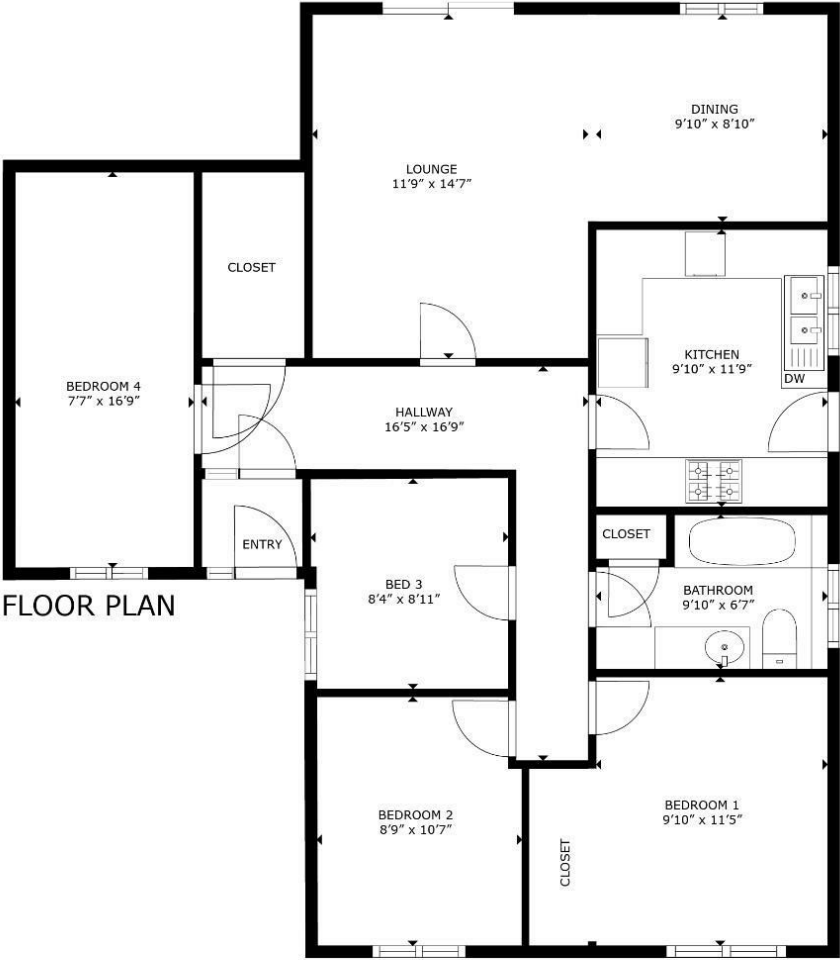
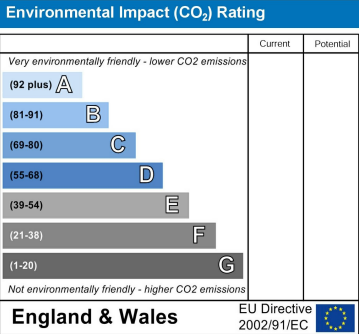
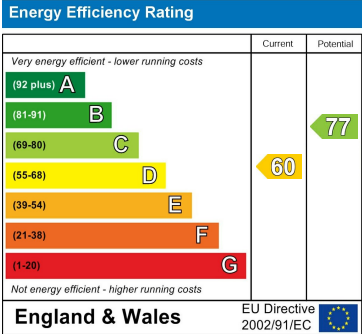


32 Trem Y Coed, Clawddnewydd, Rhuthun, Denbighshire, LL15 2NQ



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 1,059 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 32 Trem Y Coed

Clawddnewydd, Rhuthun, Denbighshire,  
LL15 2NQ

**Price**  
**£285,000**

A 3/4 BEDROOM DETACHED BUNGALOW LOCATED TO THE UPPER PART OF THIS POPULAR CUL-DE-SAC WITH OPEN ASPECT TO THE REAR OVER ADJOINING FARMLAND, SOME 5.5 MILES WEST OF RUTHIN.

Benefitting from modernisation with a converted former garage providing a fourth bedroom it affords entrance porch, L-shaped hall, lounge with adjoining dining room, modern fitted kitchen 3 bedrooms and bathroom. oil heating, drive for 2 cars, covered area to one side and a large private garden to rear with lawn, garden store room and a raided deck with views.

**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



Clawddnewydd is a small rural village standing in the heart of rolling countryside some 5.5 miles from the market town of Ruthin which provides a wide range of facilities catering for most daily requirements to include primary and secondary schools and good road links towards Mold and Chester.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Mahogany grained UPVC double glazed door with leaded effect finish leading to an enclosed porch with heather brown tiled floor. Glazed and panelled inner door leading to an L shaped reception hall.

RECEPTION HALL



L shaped reception hall with wood grain effect flooring, panelled radiator. Fitted cloaks cupboard with rail and high level shelf.

LOUNGE

4.45m x 3.58m plus 3.00m x 2.69m (14'7" x 11'9" plus 9'10" x 8'10")



A spacious room which extends into the adjoining dining area, double glazed patio doors leading to the west facing rear garden, wood grain effect flooring throughout, coved ceiling, TV point, panelled radiator. Matching flooring to the dining area also with modern UPVC double glazed window and panelled radiator.



DINING AREA



KITCHEN

3.58m x 3.00m (11'9" x 9'10")



Fitted with a modern range of base and wall mounted cupboards and drawers with a white finish to door and drawer fronts, stone effect working surfaces, space for range cooker with glass upstand and extractor hood and light above, inset one and half bowl sink with mixer tap and drainer, void and plumbing for dishwasher and washing machine, concealed downlighters to wall cabinets, spice drawers, pan drawers, space for upright fridge/freezer.



BEDROOM ONE

3.48m x 3.00m (11'5" x 9'10")



Double glazed window to front, wood grain effect flooring, two section mirror fronted sliding door wardrobe with shelving unit to side, TV point, panelled radiator.

BEDROOM TWO

3.23m x 2.67m (10'7" x 8'9")



Double glazed window to front, wood grain effect flooring, panelled radiator.

BEDROOM THREE

2.72m x 2.54m (8'11" x 8'4")

Double glazed window to side, coved ceiling, panelled radiator.

BATHROOM

3.00m x 2.01m (9'10" x 6'7")

White suite comprising a jacuzzi style bath with panel to side together with a Creda electric shower over, vanity unit with bowl and low level WC, fully tiled walls to a travertine style with decorative dado, double glazed window, wood grain effect floor finish, fitted airing cupboard with slatted shelving, chrome towel radiator.

BEDROOM FOUR/HOBBY ROOM

5.11m x 2.31m (16'9" x 7'7")



Converted from the former garage to provide an adaptable room with double glazed window to front, wood grain effect floor finish, panelled radiator.

OUTSIDE



The property stands to the upper part of the cul de sac with an open plan lawned garden to front together with concrete drive providing space for parking two cars. Access to either side with a large covered area to the right hand side providing a very useful utility space and thereafter leading around to the rear where the pathway leads to a concrete area and steps leading up to a raised deck. The raised deck is designed to take advantage of a pleasing aspect in a northerly direction over adjoining farmland and with distant views of the Clwydian Hills. There is a central lawned garden together with two timber framed and panelled garden sheds, integral garden store to the rear elevation of the bungalow and modern oil fired combination boiler providing heating and hot water.



VEWS OVER FARMLAND



DIRECTIONS

From the agent's Ruthin office proceed across the square and down Clwyd Street. On reaching the junction with Mwrog Street bear left and follow the road out of town through Llanfwrog in the direction of Cerrigydrudion. After some five miles and on entering the village of Clawddnewydd turn right onto Trem Y Coed which is almost opposite the public house and village stores and at the T-junction bear left. Follow the road for a short distance up the hill whereupon number 32 will be found on the right-hand side.

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 £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