



GROSS INTERNAL AREA  
 FLOOR 1 970 sq.ft. FLOOR 2 654 sq.ft.  
 EXCLUDED AREAS : GARAGE 166 sq.ft.  
 TOTAL : 1,624 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	75
(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	75
(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	
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**Tyn y Maes**  
 Llanfair Dyffryn Clwyd, Ruthin,  
 LL15 2EW

**£450,000**

A FOUR BEDROOM DETACHED HOUSE WITH TWO RECEPTION ROOMS AND ATTACHED GARAGE standing within large and mature gardens, particularly to the rear with splendid southerly views over adjoining farmland towards the Clwydian Hills.

Affording scope for some modernisation and with potential for extension, it affords entrance porch with high vaulted ceiling, adjoining shower room, large central reception hall, through lounge, dining room, large kitchen/breakfast room, rear porch with utility room, first floor landing, four bedrooms and modern bathroom.

Set back from the village road with ample parking and garage, the gardens are mainly to the southern side which affords a high degree of privacy with mature shrubbery and trees and informal lawned area and beyond pleasing views along the vale.

## LOCATION

Llanfair Dyffryn Clwyd is a small rural village standing on the A525(T) Wrexham Road some 2 miles from Ruthin. There is a Primary School, Inn and Church to its centre, whilst the nearby market town provides an ideal range of facilities to include secondary schools and leisure facilities.

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

1.98m x 1.45m (6'6" x 4'9")



Panelled and glazed door set within a large full height glazed panel leading to an entrance porch with tiled floor and radiator. Panelled door from porch to large hall.

### SHOWER ROOM

1.98m x 1.52m (6'6" x 5')

Coloured suite comprising corner cubicle with thermostatic power shower, wash basin and WC, towel radiator, double glazed window.

## HALL

6.88m x 2.01m (22'7" x 6'7")



Wide open tread hardwood staircase rising to the first floor, coved ceiling, double glazed window to front with aspect towards the tower of the parish church, radiator. Twin glazed doors opening to lounge.

## LOUNGE

5.59m x 4.37m (18'4" x 14'4")



A spacious and well lit room with a wide double glazed window to front also benefiting from a view of the parish church together with wide double glazed patio windows opening to the south facing rear garden. Stone effect fireplace and hearth, coved ceiling, wall light points, arched area with concealed lighting, two storage heaters, two radiators.



The rear garden is a particular feature of the house as it is both extensive and private with mature hedging to one side and to the majority of the rear, over which there are pleasing views over adjoining farmland. Stocked with many mature shrubs and trees providing interest and colour throughout the seasons together with a large shaped lawn, wide patio area and aluminium framed greenhouse. Domestic area to the rear and one side of the garage.



**INTEGRAL GARAGE**  
5.44m x 2.77m (17'10" x 9'1")

Window to side, personal door to rear, electric light and power installed.

**DIRECTIONS**  
From the Agent's Ruthin Office proceed down Well Street

and on reaching the junction with Station Road bear right. Follow the road out of town for some two miles to the village of Llanfair DC. On passing the White Horse Inn take the next left signposted Graigfechan, whereupon the property will be found set back on the right hand side after some 100yds.

**COUNCIL TAX**  
Denbighshire County Council - Tax Band G

**TENURE**  
Believed 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 £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



**DINING ROOM**  
4.01m x 3.68m (13'2" x 12'1")



Double glazed window with southerly aspect over the garden, coved ceiling, radiator.

**KITCHEN/BREAKFAST ROOM**  
6.17m x 3.68m (20'3" x 12'1")



A spacious room fitted with a range of base and wall mounted Elizabeth Ann cupboards and drawers to include a

peninsula divide, twin bowl stainless steel sink unit with under cupboards, space for electric cooker, tiled splashbacks, two radiators.



**REAR PORCH**  
Double door storage cupboard with fitted shelving, panelled door leading out.

### UTILITY ROOM

3.28m x 2.01m (10'9" x 6'7")



Single drainer sink with under cupboard and drawers, plumbing for washing machine, modern Worcester oil fired boiler providing heating and hot water, two double glazed windows, one with aspect towards the church, heather brown tiled flooring.

### FIRST FLOOR LANDING



Two double glazed windows looking towards the church and beyond towards the Clwydian Hills, fitted airing cupboard with a pre lagged cylinder, immersion heater and slatted shelving, radiator.

### BEDROOM ONE

3.96m x 2.84m (13' x 9'4")



Wide double glazed window with a splendid southerly aspect over the garden and beyond to the Clwydian Hills towards Graigfechan, fitted wardrobes comprising two double door units with central dressing table, locker storage cupboards over, radiator.

### BEDROOM TWO

3.68m x 3.10m (12'1" x 10'2")



Double glazed window with southerly aspect, radiator.

### BEDROOM THREE

3.23m x 2.51m (10'7" x 8'3")



Double glazed window with southerly aspect, built in double door wardrobe, radiator.

### BEDROOM FOUR

2.97m x 2.69m (9'9" x 8'10")



Double glazed window with a north easterly aspect across the village towards the Clwydian Hills, fitted bookshelves and storage cabinets to one wall, matching wardrobe, radiator.

### BATHROOM

2.57m x 2.11m (8'5" x 6'11")



Modern white suite comprising panelled bath, vanity with bowl and storage cupboard, low level WC, part tiled walls to a decorative dado, double glazed window, towel radiator.

### OUTSIDE



The property stands in a slightly elevated position set back from the village road leading towards Graigfechan. It is bounded by high and mature screen hedge with a wide entrance leading into a tarmac driveway which extends across the majority of the front elevation providing parking and access to the garage. To the front are established and well stocked shrubbery borders together with a low level stone wall and lawned area with ornamental light. Access to either side leading to the rear.