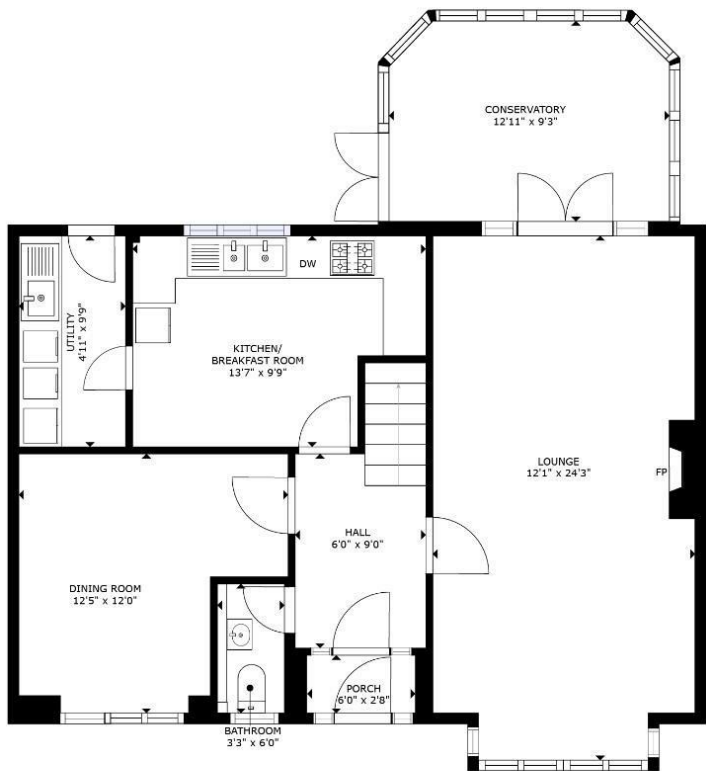


1 Maes Celyn, Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1YR



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 831 sq. ft. FLOOR 2: 713 sq. ft.
TOTAL: 1,544 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		
England & Wales	EU Directive 2002/91/EC	72

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



1 Maes Celyn

Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire
LL15 1YR

Price
£418,000

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 4 BEDROOM DETACHED HOUSE WITH 2 RECEPTION ROOMS, CONSERVATORY AND DETACHED DOUBLE GARAGE STANDING WITHIN THIS NOTED RESIDENTIAL CUL-DE-SAC IN A SLIGHTLY ELEVATED POSITION NEAR TO THE CENTRE OF THE VILLAGE SOME 2 MILES FROM RUTHIN. NO CHAIN.

Designed to a spacious plan it affords a canopy entrance, enclosed porch, central hallway, large through lounge with adjoining conservatory with south-westerly aspect, dining room, fitted kitchen/breakfast room and utility. First floor landing, large main bedroom with fitted wardrobes and en-suite, 3 bedrooms with fitted wardrobes and bathroom.

Enclosed patio garden to rear with distant views towards The Vale.

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 catering for most daily requirements and good road links towards Mold approximately 9 miles.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Deep canopy entrance with outside light point, steps leading to a wood grain effect UPVC double glazed door with matching panels to either side leading to an enclosed vestibule.

VESTIBULE

Exposed brickwork to either side. Georgian style and bevelled glazed door leading to central hall.

CENTRAL HALL

2.74m x 1.83m (9' x 6')



Staircase rising off, coved ceiling, panelled radiator.

CLOAKROOM

Wash basin with tiled splash, low level WC.

THROUGH LOUNGE

7.39m x 3.68m (24'3 x 12'1)



A spacious and well lit room with a shallow square bay window to front with pleasing aspect over the cul de sac towards the Clwydian Hills beyond, polished marble fireplace and hearth with inset Living Flame LPG gas fire, Coved ceiling, wall light points, TV point, two panelled radiators. Double glazed French doors with panels to either side leading to conservatory.



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two sets of steps leading down to a lower courtyard style garden. There are brick faced retaining walls together with further pathway leading down to a lower level and also providing access to the garage.



DETACHED DOUBLE GARAGE

4.88m x 4.83m (16' x 15'10")

Two timber panelled up and over doors to front, one electrically operated, electric light and power installed and personal door leading to the rear. To the front of the garage is a wide tarmacadam parking area providing ample parking for two or three cars.

DIRECTIONS

From Ruthin take the A494 Mold Road and after some two miles and on entering the village of Llanbedr D.C., turn left in front of the Church onto the B5429. Continue past the village hall and thereafter take the first right turning into Maes Celyn bearing left into the cul-de-sac whereupon No1 will be found on the left.

TENURE

Understood to be Freehold

COUNCIL TAX

Denbighshire County Council - Tax Band F

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

CONSERVATORY

3.94m x 2.82m (12'11 x 9'3)



Designed to take full advantage of the pleasing aspect over the rear garden with double glazed windows, ceramic tiled flooring, glazed door leading to patio. Wall mounted electric panelled radiator.

DINING ROOM

3.78m x 3.66m (12'5 x 12')



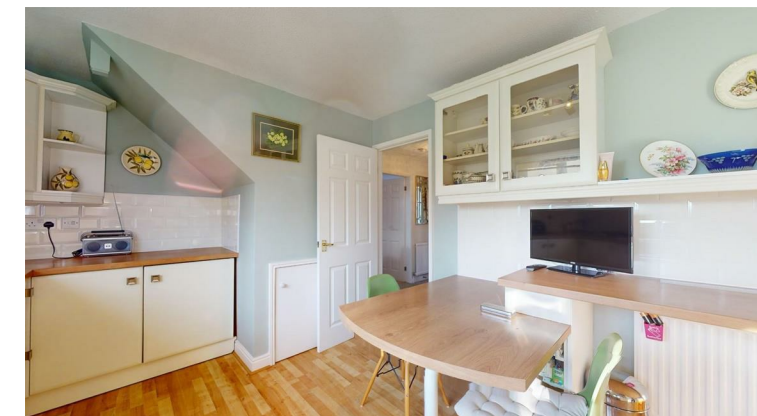
Double glazed window to front, coved ceiling, wall light points, panelled radiator.

KITCHEN/BREAKFAST ROOM

4.14m x 2.97m (13'7 x 9'9)



Fitted with a range of base and wall mounted cupboards and drawers with a light cream tone finish to door and drawer fronts and contrasting wood grain effect working surfaces to include a peninsula breakfast bar and counter, inset one and half bowl sink with mixer tap and drainer, inset four ring Neff LPG gas hob with concealed hood above, integrated double oven, void and plumbing for dishwasher, enclosed understairs cupboard, double glazed window with south westerly aspect across the village towards wooded countryside. Panelled radiator. Integrated fridge.



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UTILITY ROOM

2.97m x 1.50m (9'9" x 4'11")



Fitted base and wall units with a cream tone finish to door and drawer fronts, contrasting wood grain effect working surface to include inset single drainer sink, void and plumbing for washing machine, space for freezer, Mistral oil fired boiler providing heating and hot water. Double glazed door to rear, panelled radiator.

FIRST FLOOR LANDING

Double glazed window with far reaching south westerly views across the vale, panelled radiator. Airing cupboard with a large pre lagged cylinder with immersion heater and slatted shelving above.

BEDROOM ONE

4.09m x 3.89m (13'5" x 12'9")



A spacious double bedroom with built in double door wardrobes, fitted dressing table. Double glazed window with views across the cul de sac towards the Clwydian Hills and Moel Famau, panelled radiator.



EN SUITE SHOWER ROOM

2.59m x 1.75m (8'6" x 5'9")



Corner cubicle with high output shower, vanity with inset bowl and low level WC, fully tiled walls, wall mounted electric fan heater, chrome and panelled towel radiator.

BEDROOM TWO

3.68m x 3.18m (12'1" x 10'5")



Double glazed window with far reaching south westerly views

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across the vale in the direction of the Berwyns, built in double door wardrobe, panelled radiator.

BEDROOM THREE

3.76m x 3.68m (12'4" x 12'1")



Double glazed window to front with views towards the Clwydian Hills, built in double door wardrobe, panelled radiator.

BEDROOM FOUR

2.62m x 2.26m (8'7" x 7'5")



Double glazed window to front, panelled radiator.

BATHROOM

2.03m x 1.93m (6'8" x 6'4")



Champagne coloured suite comprising panelled bath with grip handles, glazed screen and shower attachment, vanity with inset bowl and low level WC, fully tiled walls, mirror, chrome towel radiator.

OUTSIDE

The property stands in a corner plot with established and well stocked flower and shrub borders together with ornamental trees and a shaped lawn to the front of the house. There is a tarmacadam pathway extending towards the front door with access to the left hand side leading to the rear garden and garage.

REAR GARDEN



Gated access to the left hand side leads to the rear where the garden has been extensively landscaped to provide interest and colour throughout the seasons with flagged patios and