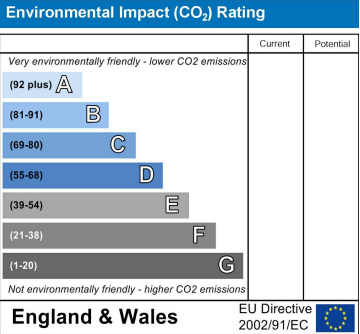
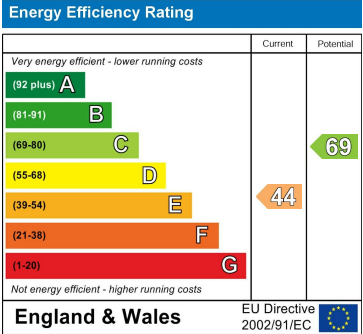


GROSS INTERNAL AREA
FLOOR PLAN: 1,234 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Hazel Ridge Lon Cae Glas

Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1US

Offers In The Region Of
£415,000

A SPACIOUS THREE BEDROOM DETACHED BUNGALOW WITH LOWER GROUND FLOOR INTEGRAL DOUBLE GARAGE, standing within extensive, mature and private gardens located at the head of a no through private drive just off Tan Y Bryn and Lon Cae Glas, about 0.25 miles from the village centre and some 2 miles east of Ruthin.

Designed to a spacious plan, the bungalow has been extended and refurbished in recent times to provide a well proportioned home. It affords an L-shaped reception hall, large open plan through lounge, dining and family room with adjoining sun room extension and a modern and well appointed fitted kitchen. Inner hall, large main bedroom with en suite shower room, two further bedrooms and modern bathroom suite.

Double glazed, LPG gas fired heating, extensive tarmac driveway providing ample space for parking and access to an integral double garage, modern garden store room with covered area adjoining, informal gardens to front which extend around to the rear where there is an extensive and very private lawned garden and patios.

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

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Wide external staircase leading up to a patio area which extends across the majority of the front elevation of the bungalow and thereafter with heather brown tiled steps opening to reception hall.

RECEPTION HALL



Composite wood grain effect UPVC and double glazed door leading in with a full depth panel to one side, wall light points, oak wood strip laminate flooring which extends throughout the adjoining kitchen and family room and to the inner hall. Access to roof void, sliding door linen cupboard with shelving. Further cupboard housing an oil fired boiler providing heating and hot water. Two panelled radiators.

FAMILY AND DINING ROOM

7.62m x 3.86m max (25' x 12'8" max)



Spacious through family and dining room, a well lit and versatile room with a wide double glazed window to front with mainly westerly views, tiled lined recess and raised hearth to former fireplace, double glazed French door opening to the rear garden, matching oak laminated flooring, two panelled radiators, TV point. Square archway to sun lounge.



SUN LOUNGE

4.50m x 2.03m (14'9" x 6'8")



A versatile addition to the side of the bungalow with a partially vaulted ceiling with two Velux roof lights, double glazed window and external door leading to patio, further picture window to the western side overlooking the rear garden. Matching flooring, panelled radiator.

KITCHEN AREA

3.43m x 3.20m (11'3" x 10'6")



Fitted with a contemporary range of base and wall mounted cupboards and drawers with a painted light grey finish to drawer and door fronts and contrasting white roll edge working surfaces in the main to include a white glazed one and half bowl sink with mixer tap and drainer, inset five ring LPG gas hob with glass upstand, integrated oven and stainless steel and glass extractor hood and light above. Integrated fridge, freezer, double door larder cupboard, void and plumbing for washing machine, integrated dishwasher. Central dais and breakfast bar with two glazed display cabinets with glass shelving and lighting together with a large granite worktop. Matching flooring, ceiling downlighters.



BEDROOM ONE

4.85m x 4.78m to include door recess (15'11" x 15'8" to include door recess)



A spacious room with a wide double glazed window to the western side, further window to gable, panelled radiator.

EN SUITE SHOWER ROOM

1.57m x 1.24m (5'2" x 4'1")



White suite comprising corner cubicle with glazed screen and high output shower with monsoon style head, pedestal wash basin and WC, part tiled walls, ceramic tiled flooring, extractor fan, wall mounted fan heater.

BEDROOM TWO

3.78m x 2.97m (12'5" x 9'9")



Double glazed window to side, wood grain effect flooring, double door wardrobe, panelled radiator.

BEDROOM THREE

2.97m x 2.59m (9'9" x 8'6")



Double glazed window overlooking the rear garden, built in double door wardrobe, panelled radiator.

BATHROOM

2.59m x 1.73m (8'6" x 5'8")



White suite comprising panelled bath, separate walk in shower cubicle with high output shower with monsoon style head, pedestal wash basin and WC, part tiled walls to stone effect finish, two double glazed windows, ceramic tiled flooring, large chrome towel radiator.



OUTSIDE



The property stands at the head of a no through private cul de sac located to the lower part of Tan Y Bryn and just off the road known as Lon Cae Glas. It is approached over a tarmacadam driveway which extends across the majority of the front elevation providing ample parking and turning area together with access to the integral double garage. Adjoining the parking area is a concrete hard standing with timber panelled cover and an adjoining timber framed and panelled garden work room also with electric light and power installed.

The patio, which extends across the front elevation of the bungalow leads around to the right hand side and thereafter widens to the rear to provide a large and quite secluded mainly south facing patio with adjoining retaining walls and wide steps leading up to a large informal lawned garden which is bounded in the main by mature hedging. It has a timber framed and panelled summerhouse to one upper corner and overall enjoys a very private and secluded setting.

INTEGRAL DOUBLE GARAGE

Electrically operated metal up and over door to front, electric light and power installed. LPG GasBoiler.

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. Follow the road out of town for some 2 miles and on entering the village of Llanbedr DC continue past the church and thereafter take the first left onto Lon Cae Glas. Follow the road up the hill and take the right turning into Tan Y Bryn and within 20yds turn immediately right onto a no through private drive whereupon Hazel Ridge will be found at the far end.

COUNCIL TAX

Denbighshire County Council - Tax Band F

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 £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