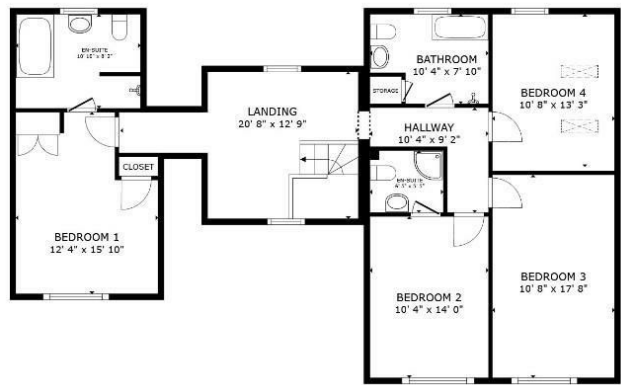


25 Tan Y Bryn, Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1AQ



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,068 sq.ft. FLOOR 2 1,157 sq.ft.
EXCLUDED AREAS : GARAGE 426 sq.ft.
TOTAL : 2,225 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	77

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	



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Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire
LL15 1AQ

Price
£525,000

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 modern and well appointed four bedroom detached family house of individual design with integral double garage, standing a large corner plot to the centre of this noted village development with south and westerly views over The Vale, some 2 miles from Ruthin and 9 miles from Mold.

Dating from 2003 this architect designed house is designed to a spacious plan affording a large central reception hall, refurbished cloakroom and WC, large lounge with splendid bay window and wood burning stove, dining room with french doors to side, sliding doors opening to adjoining study, refurbished fitted kitchen / breakfast room and large utility room.

First floor landing, two master bedrooms both with en-suites, two further double bedrooms and family bathroom. The property includes 16 photovoltaic panels, oil central heating and alarm system. Large integral double garage with electric doors and landscaped gardens designed for ease of maintenance.

LOCATION

Tan Y Bryn is an established residential area located in a slightly elevated setting on the western slopes of the Clwydian Hills. The development is noted for its large individual homes providing ideal family accommodation. Llanbedr DC village stands within an area which 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 distant.

THE ACCOMMODATION COMPRISES

RECEPTION HALL

4.04m x 2.87m (13'3 x 9'5)



A spacious reception hall with two double glazed windows, hardwood turned balustrade staircase rising to the first floor, coved ceiling, wood floor covering, telephone point and panelled radiator. Square archway leading to inner lobby.

INNER LOBBY

1.78m x 1.09m (5'10 x 3'7)

CLOAKROOM



White suite comprising vanity unit with basin and cupboard beneath, tiled splashback, ceramic tiled floor, low level WC, extractor fan and panelled radiator.

LOUNGE

6.05m x 5.11m (19'10 x 16'9)



A well lit room with a large double glazed window and further window to side, modern contemporary woodburning stove on a raised hearth, decorative moulded coved ceiling, TV aerial point, recessed downlighters and two panelled radiators. Twin oak panelled doors leading to dining room.

GARDENS



The property stands within a corner plot with a large open plan lawned garden to the western side with established flower and shrub borders. Steps lead up to a decked area and summer house with a pleasing westerly aspect. To the rear elevation there is flagged domestic area which leads around to the southern side of the house where there is a small and quite secluded lawned area.

SOLAR PANELS

The property benefits from 16 solar panels and invertor producing circa xx Kv.

DIRECTIONS

From the agents Ruthin office, take the A494 Mold Road and on entering the village of Llanbedr DC continue past the church and take the left turning signposted Lon Cae Glas. Follow the road through the wooded area for approximately 0.25 mile and turn right into Tan Y Bryn and follow the road up the hill and bear right. Follow the estate road around to the left whereupon No. 25 will be found on the left-hand side.

TENURE

Believed to be freehold

COUNCIL TAX

Denbighshire County Council - Tax Band G

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/SC

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BEDROOM FOUR

4.04m x 3.25m (13'3 x 10'8)



Two Velux rooflights, double glazed window to rear and panelled radiator.

BATHROOM

3.15m x 2.39m (10'4 x 7'10)



Fitted with a white four piece suite comprising panelled bath, corner shower cubicle with glazed screen, pedestal wash basin and WC. Part tiled walls, ceramic tiled flooring, extractor fan and radiator. Fitted cupboard housing water cylinder.

OUTSIDE



The property is approached via a wide tarmacadam drive providing ample space for parking of three cars and thereafter access to integral double garage.

INTEGRAL DOUBLE GARAGE

6.50m x 6.10m (21'4 x 20')



Two electrically operated up and over doors to front, electric light and power installed and two double glazed windows to side. The garage also has the inverter and controls for the photovoltaic panels located to the southern roof slope.



DINING ROOM

3.91m x 3.30m (12'10 x 10'10)



An attractive room with double glazed French doors opening to the western gable elevation, further window to side, moulded coved ceiling, wood flooring, TV point and panelled radiator. Oak panelled doors open to study.

STUDY

3.30m x 2.95m (10'10 x 9'8)



Double glazed window to rear, matching wood panelled flooring and radiator.

KITCHEN/BREAKFAST ROOM

5.51m x 3.30m (18'1 x 10'10)



A modern fitted kitchen with an extensive range of base and wall mounted cupboards and drawers with a light grey toned finish to door and drawer fronts, contrasting solid hardwood working surfaces to include a peninsula divide/breakfast bar. There is a space for a range cooker with glass upstand and a large double width extractor fan and lights over. Inset one and a half bowl grey composite sink with drainer and chromed mixer tap, integrated dishwasher, open shelving units and wine rack, feature stone tiled floor which extends into the adjoining utility room, moulded coved ceiling with downlights, two double glazed windows and panelled radiator.



UTILITY ROOM
3.30m x 2.59m (10'10" x 8'6")



Fitted base units to match kitchen with inset single drainer sink, void and plumbing for washing machine, matching tiled floor, double glazed window and door to rear. Oil fired boiler providing heating and hot water and internal door leading to the integral double garage.

FIRST FLOOR LANDING



A spacious landing with two double glazed windows with views to the front towards Ruthin. Built-in linen cupboard with shelving and radiator. Access to roof and panelled radiator.

BEDROOM ONE
4.83m x 3.76m (15'10" x 12'4")



Fitted with a modern range of wardrobes comprising three single door robes together with matching three drawer chest of drawers and bedside cabinets. Double glazed window with westerly aspect, TV point, telephone point and radiator.

ENSUITE BATHROOM
3.30m x 2.49m (10'10" x 8'2")



Fitted with a white four piece suite comprising panelled bath, pedestal wash basin, tiled shower cubicle with chrome valve and low-level WC. Ceramic tiled floor, part tiled walls, extractor fan and a chrome towel radiator.

BEDROOM TWO
4.27m x 3.15m (14' x 10'4")



Double glazed window to front with views across the vale, panelled radiator.

ENSUITE SHOWER ROOM



White suite comprising corner cubicle with electric shower, pedestal wash basin and WC. Part tiled walls, ceramic tiled floor, fan and radiator.

BEDROOM THREE
5.38m x 3.25m (17'8" x 10'8")



A spacious double bedroom with far reaching views across the vale, panelled radiator.