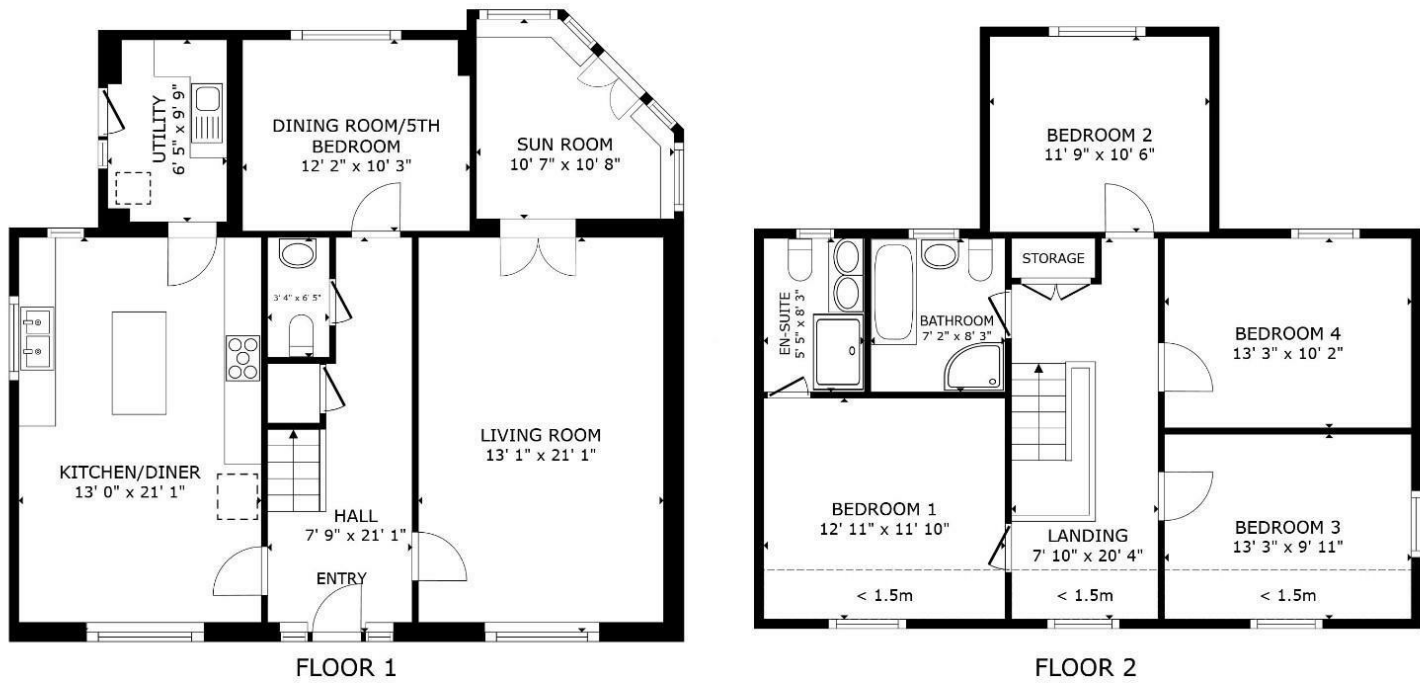
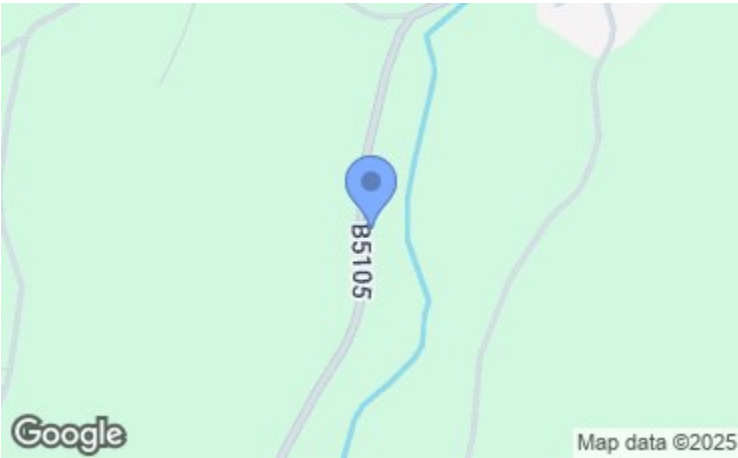


Y Berllan Llanfwrog, Ruthin, LL15 2LL



GROSS INTERNAL AREA
FLOOR 1 1,041 sq.ft. FLOOR 2 744 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 89 sq.ft.
TOTAL : 1,785 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.



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Y Berllan

Llanfwrog, Ruthin,
LL15 2LL

Price
£465,000

A spacious 4/5 bedroom detached house with garage, offering well appointed accommodation with three reception rooms and modern features. Standing in a slightly elevated semi rural setting with views across the Vale towards the Clwydian Hills, about a mile from Ruthin town centre. Dating from 2008, the 'Y Berllan' affords well appointed and adaptable accommodation, ideal for modern family living, with the benefit of an oil fired central heating (new boiler installed in 2024) and double glazing. To the rear is a secluded patio and an upper lawned garden with mature fruit trees, greenhouse and far reaching views towards the town, across to Moel Famau in the far distance.

The well planned accommodation briefly comprises: oak framed porch, reception hall with oak staircase with matching interior doors, living room, sun room, study/optional 5th bedroom, spacious kitchen/diner with contemporary range of units and utility room. First floor landing, bedroom one with ensuite, three further double bedrooms and family bathroom. Viewing highly recommended.

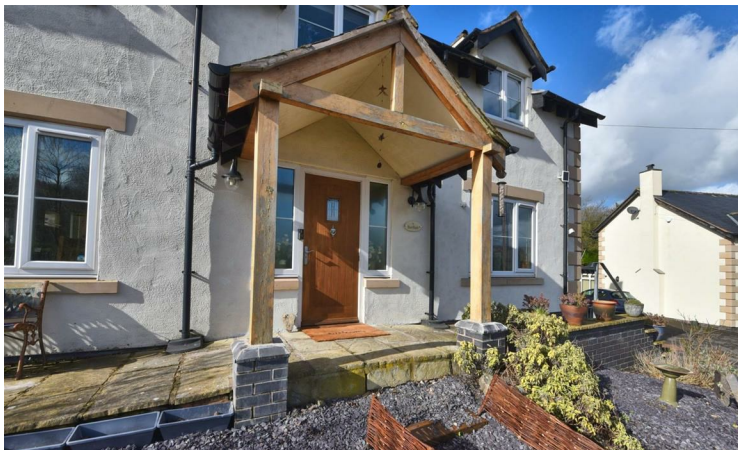
LOCATION



Llanfwrog is a small hamlet centred on the historic Church on the B5105 Cerrigdrudion Road about 1.25 miles from Ruthin Town Centre. The town provides a wide range of facilities catering for most daily requirements together with popular primary and secondary schools, leisure facilities and excellent road links towards Mold, Wrexham and Chester. Close by is the Llanfwrog Community/Sports Centre with football pitches, a golf driving range, footgolf, all weather tennis courts and crown green bowling.

THE ACCOMMODATION COMPRISES

PORCH



Outbuilt oak framed porch with outside lights and matching oak front door to reception hall.

RECEPTION HALL

6.17m x 2.36m (20'3" x 7'9")



A spacious hallway with oak spindled staircase to the first floor with storage cupboard beneath, two double glazed windows, recessed ceiling lighting, radiator and matching oak interior doors.

CLOAKROOM/WC

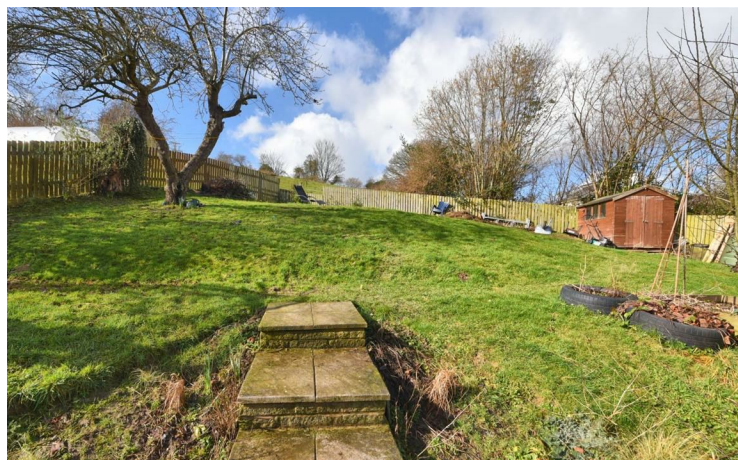


Comprising pedestal wash basin with mosaic tiled splashback and low flush WC. Tiled floor, radiator and extractor fan.

GARDEN



To the rear is a good size fully enclosed lawned garden which borders onto farmland to the rear. Panelled fencing, mature apple trees, timber garden shed and aluminium framed greenhouse.



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 directly over the mini-roundabout and through Llanfwrog passing the Church on the right. The property will then be found after a short distance on the right hand side.

AGENTS NOTES

Shared septic tank drainage.

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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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.

DW/PMW

FAMILY BATHROOM

2.46m x 2.21m (8'1" x 7'3")



Fitted with a four piece suite comprising panelled bath with mixer tap, corner shower cubicle, pedestal wash basin and low flush WC. Tiled splashback, shaver point, chrome towel radiator and double glazed window with frosted glass.

OUTSIDE



The property is approached over a tarmacadam driveway which extends to the side of the property providing parking for two to three cars as well as access to the semi-detached garage. Steps from the drive lead up to the front garden. There are outside power sockets on the side of garage and the far end of the rear patio to support the pond.



FRONT GARDEN



Landscaped front garden area with loose slate chipped areas for ease of maintenance together with established hedging to the roadside, various established shrubs and bushes, and flagged pathways extending across the front elevation of the house. Gated access to either side of the property leads through to the rear garden.

GARAGE

A semi-detached single garage with up and over door, side door with covered area, double glazed window, power and light installed. and useful loft storage.

PATIO

A secluded patio area extends across the rear elevation of the house with outside light, tap and steps leading up to the garden beyond.

LIVING ROOM

6.17m x 3.94m (20'3" x 12'11")



A spacious room with double glazed window to the front with pleasing open aspect across surrounding countryside and towards the Clwydian Hills and Moel Famau in the far distance. Radiator, TV aerial point, electric point for fireplace (chimney breast presently blocked off) and twin oak interior doors leading through to the sun room.



SUN ROOM

2.97m x 2.95m max (9'9" x 9'8" max)



An attractive room with UPVC double glazed windows and matching French doors leading out to the adjoining patio. Pleasing views over the garden, vaulted ceiling, wall light point and radiator.

STUDY/OPTIONAL BEDROOM FIVE

3.76m x 3.15m (12'4" x 10'4")



Double glazed window to the rear, TV aerial point and radiator.

KITCHEN/DINER
6.17m x 3.94m (20'3" x 12'11")



A large open plan room with double glazed windows to the front, side and rear aspects. The kitchen is fitted with an attractive range of units with a combination of dark wood effect and cream fronted door fronts with long stainless steel handles and contrasting square edge work surfaces. Matching island/breakfast bar. Inset sink unit with preparation bowl and mixer tap, mosaic tiled splashback, space for range (gas LPG) cooker and fitted cooker hood. Space for American style fridge/freezer. Tiled floor throughout, recessed ceiling lighting and radiator.

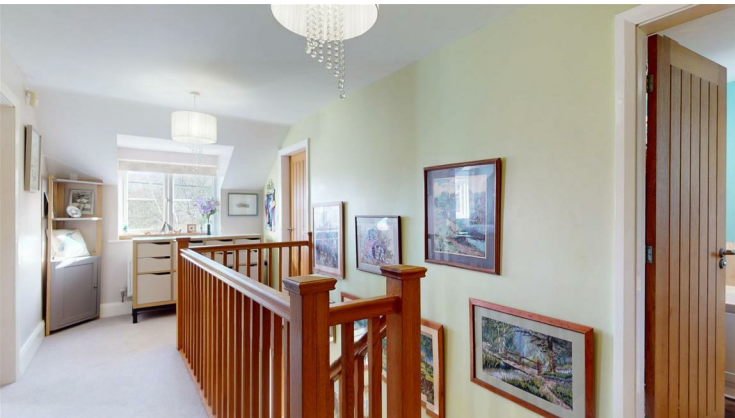


UTILITY
2.92m x 1.73m (9'7" x 5'8")



Range of cream fronted base and wall units with worktop and inset sink unit. Plumbing for washing machine, space for tumble dryer, Worcester oil fired central heating boiler (installed 2024), extractor fan, UPVC double glazed window and exterior door to the garden.

FIRST FLOOR LANDING



Aspacious gallery style landing with double glazed dormer window to the front with pleasing rural aspect and built in linen cupboard

with pressurised hot water cylinder tank and slatted shelving. Radiator and oak interior doors leading to all rooms.

BEDROOM ONE
3.94m x 3.56m (12'11" x 11'8")



Double glazed dormer window to the front with views, loft access, TV aerial point, satellite point and radiator.

EN SUITE
2.44m x 1.57m (8' x 5'2")



A modern well appointed en suite shower room comprising large shower enclosure with glazed screens, rainfall shower and handset; twin vanity wash basin with cupboards and drawers beneath and low flush WC. Recessed ceiling lighting, large chrome towel radiator and double glazed window with frosted glass.

BEDROOM TWO
3.15m x 3.53m (10'4" x 11'7")
Double glazed window to the rear, laminate flooring and radiator.

BEDROOM THREE
3.96m x 3.00m (13' x 9'10")



A dual aspect room with windows to the front and side aspects with far reaching views and radiator.

BEDROOM FOUR
3.96m x 3.02m (13' x 9'11")



A double size room with double glazed window to the rear and radiator.