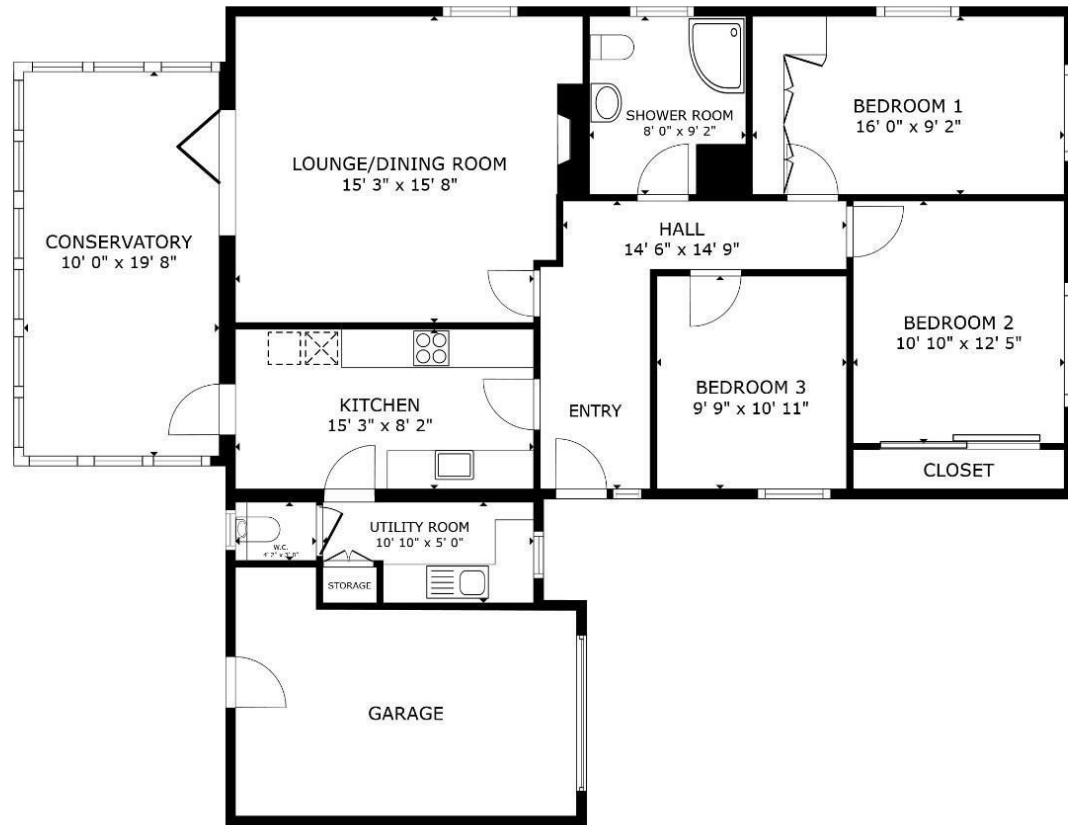


Pencoed, 4 Tan y Castell Dog Lane, Ruthin, LL15 1DQ



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,328 sq.ft.
EXCLUDED AREAS : GARAGE 194 sq.ft.
TOTAL : 1,328 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | |
|---|-------------------------|
| Very energy efficient - lower running costs | Potential |
| (92 plus) A | 84 |
| (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 ₂) Rating | |
|---|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | Potential |
| (92 plus) A | 84 |
| (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 |

Cavendish
ESTATE AGENTS

St Peters Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Pencoed, 4 Tan y Castell Dog Lane
Ruthin,
LL15 1DQ

Price
£465,000

A BEAUTIFULLY APPOINTED THREE BEDROOM DETACHED BUNGALOW WITH A SPLENDID SUNROOM EXTENSION WITH OUTSTANDING SOUTHERLY VIEWS OVER ADJOINING FARMLAND AND BEYOND TOWARDS THE CLWYDIAN HILLS, LOCATED IN THIS MUCH SOUGHT AFTER CUL-DE-SAC JUST OFF DOG LANE AND CASTLE STREET IN THE HEART OF RUTHIN.

It affords L-shaped reception hall, spacious lounge/dining room with feature fireplace, 19 ft x 10ft sun lounge, luxury fitted kitchen/breakfast room, utility room and cloakroom, bedroom one and two with fitted wardrobes, bedroom three and luxury shower room, double glazing and gas central heating, attached garage, two driveways providing parking for 4/5 cars. Landscaped low maintenance gardens with south facing patios, garden store and greenhouse.

Inspection highly recommended.



www.cavendishproperties.co.uk

LOCATION



Tan Y Castell is a small secluded cul-de-sac just off Dog Lane and close to Castle Street and the town centre. It is a sought after and enviable location noted for its convenience and splendid views over adjoining farmland.

THE ACCOMMODATION COMPRISES

Wide steps leading to a uPVC and double glazed entrance door leading to Reception Hall.

RECEPTION HALL



An L-shaped reception hall with a polished wood strip floor, contemporary wall mounted display cabinet with cupboards, coved ceiling, downlighters, two panelled radiators.

LOUNGE

4.78m x 4.65m (15'8" x 15'3")



A very spacious room with a splendid southerly aspect with a further window to the western side, it is a light and airy room with coved ceiling, downlighters, a contemporary white marble fireplace and hearth with inset coal-effect Living Flame gas fire and a substantial polished oak over mantel, TV points and two panelled radiators. Bi-fold doors with blinds open to Conservatory.



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

INTEGRAL GARAGE

5.49m x 2.84m (18' x 9'4")

With glazed door to rear, a new modern Worcester gas fired combination boiler (Installed 2025) providing heating and hot water, electric light and power installed.

REAR GARDEN



The rear garden is a particular feature of the bungalow due to its southerly aspect. The grounds have been designed for low maintenance with wide flagged patios and gravelled areas interspersed with established shrubberies and specimen plants. There is a wide paved area to the western side with modern store shed and an aluminium framed greenhouse.

DIRECTIONS

From the Square proceed down Well Street for some 500 yards and turn right on to Dog Lane. Continue past the car park and turn left into Tan Y Castell and the bungalow is on the left.

TENURE

Believed 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

CONSERVATORY

5.99m x 3.05m (19'8" x 10')



Designed to take full advantage of the outstanding views across adjoining farmland and thereafter Ruthin and the Clwydian Hills. It is a spacious room with double glazed windows and glazed doors leading out, a pitched tinted glazed roof, large ceramic tiled floor, wall light points and underfloor heating.



KITCHEN/BREAKFAST ROOM

4.65m x 2.49m (15'3" x 8'2")



Refurbished with a contemporary range of base and wall mounted cupboards and drawers with a white high gloss finish to door and drawer fronts and contrasting solid granite working surfaces to include breakfast bar. Inset one and a half bowl glazed sink with mixer tap together with glass upstand behind, an inset Neff four ring electric hob with glass upstand and extractor hood and light above, integrated Neff double oven, pan drawers, larder fridge, dishwasher. Ceiling downlighters, slate-effect polished tiled floor, panelled radiator. Hardwood and glazed door leading to Utility Room.



UTILITY ROOM

3.30m x 1.52m (10'10" x 5')



Fitted base and wall units in white with contrasting stone-effect working surface, inset single drainer sink with mixer tap, fitted cabinets and void and plumbing for washing machine. Matching floor to Kitchen, radiator.

CLOAKROOM



White suite with WC and wash basin, attractive mosaic-effect tiled wall, downlighter and radiator.

BEDROOM TWO

4.88m x 2.79m including wardrobes (16' x 9'2" including wardrobes)



Double glazed window to front, a range of fitted bedroom furniture comprising wardrobes, dressing table, bedside cabinets and headboard, further window to gable, panelled radiator.



BEDROOM ONE

3.78m x 3.30m (12'5" x 10'10")



Attractive sliding door wardrobes to one wall with a high gloss purple finish to doors, it provides accommodation for hanging rails and shelving. Double glazed window to front and panelled radiator.

BEDROOM THREE

3.33m x 2.97m (10'11" x 9'9")



Woodgrain-effect floor finish, double glazed window, covered ceiling and radiator.

SHOWER ROOM

2.79m x 2.44m (9'2" x 8')



A luxury high quality suite comprising large and shaped walk-in shower cubicle with glazed screen and high output shower with monsoon style head, wall mounted vanity with large shaped bowl and low-level WC. Large backlit bathroom vanity cabinet with integrated mirror, linen cupboard with slatted shelving and radiator, fully tiled walls in part with a limestone-effect to the majority and a woodgrain-effect in part, extractor fan and a large chromed towel radiator.



OUTSIDE

The property is bound to the front by a low-level stone wall with a wide tarmac driveway leading in providing ample space for parking two cars and thereafter access to Integral Garage. There is a secondary drive adjoining which is ideal for those who wish to keep a caravan or boat.