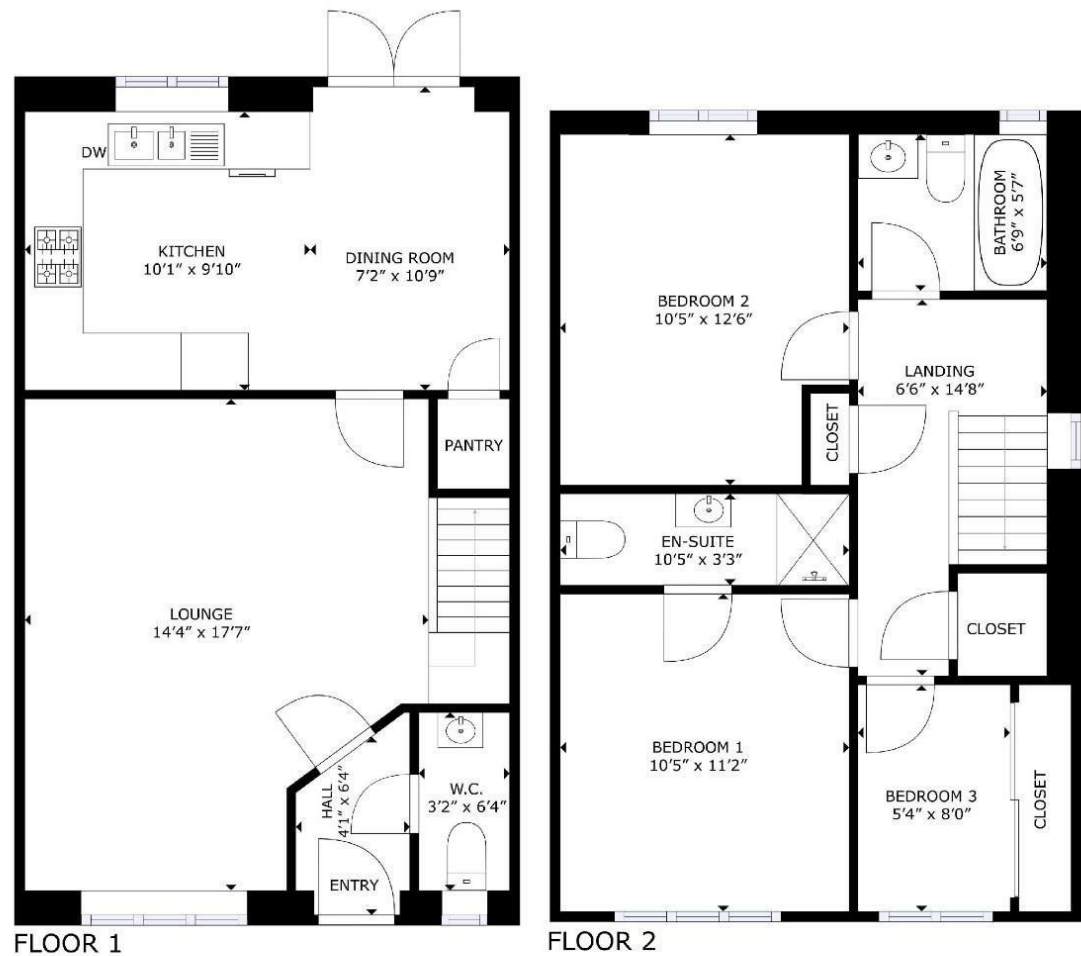
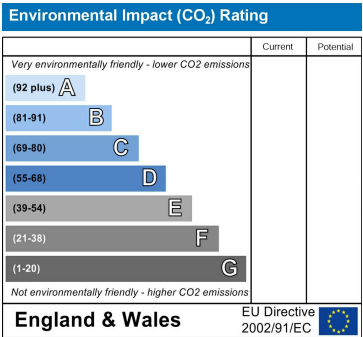
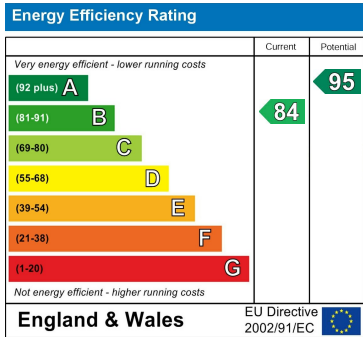


7 Llwyn Dyffryn, Llanfair Dyffryn Clwyd, Ruthin, Denbighshire, LL15 2AZ



GROSS INTERNAL AREA
FLOOR 1: 515 sq. ft, FLOOR 2: 514 sq. ft
TOTAL: 1,029 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Cavendish

ESTATE AGENTS

St Peters Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



7 Llwyn Dyffryn

Llanfair Dyffryn Clwyd, Ruthin, Denbighshire, LL15 2AZ

Price
£275,000

A SPACIOUS AND HIGHLY APPOINTED 3 BEDROOM SEMI-DETACHED HOUSE STANDING WITHIN LARGE AND QUITE PRIVATE GARDENS WITH BESPOKE SUMMERHOUSE, LOCATED WITHIN THIS MODERN RESIDENTIAL DEVELOPMENT SOME 2 MILES FROM RUTHIN.

Designed to a spacious plan with enclosed hall, cloaks & w.c. a large lounge, luxury fitted kitchen/dining room with a range of integral appliances and french doors opening to the rear garden, first floor landing, bedroom 1 with en-suite shower room, 2 further bedrooms and bathroom. mains gas heating. Drive to side for three cars and an enclosed rear garden with two patios and summerhouse ideal as a hobby room or home office.

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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LOCATION

'Llanfair Dyffryn Clwyd' is a small rural village standing on the A525(T) Wrexham Road some 2 miles from Ruthin. There is a Primary School, Inn and Church to its centre, whilst the nearby market town provides a range of facilities to include secondary schools and leisure facilities.

THE ACCOMMODATION COMPRISES

Composite woodgrain-effect door leading to enclosed hall.

ENCLOSED HALL

1.93m x 1.24m (6'4" x 4'1")

Limestone effect ceramic tiled flooring and panelled radiator.

CLOAKROOM

White suite comprising wall mounted wash basin with cupboard and tiled splashback, low-level WC, matching flooring, downlighters and panelled radiator.

LOUNGE

5.36m x 4.37m (17'7" x 14'4")



A spacious room with a wide westerly facing double glazed window to front with Venetian blind, wall mounted TV point, moulded coved ceiling, solid oak flooring and staircase rising off. Panelled radiator.

**KITCHEN/DINING ROOM**

5.18m x 3.28m (17' x 10'9")



A spacious room with double glazed window and double glazed doors opening to the large enclosed rear garden. The kitchen is fitted with a contemporary range of base and wall mounted cupboards and drawers with a high gloss light grey tone finish to door and drawer fronts, a contrasting white quartz working surfaces to include inset one and a half bowl stainless steel sink with mixer tap, inset four-ring electric hob with matching stone upstand and a glass and stainless steel extractor and light above, integrated oven, void and plumbing for washing machine and plumbing for dishwasher, integrated fridge and freezer, attractive marble-effect ceramic tiled flooring, enclosed understairs cupboard, feature painted wall panelling to match the kitchen to one wall and radiator.

**FIRST FLOOR LANDING**

Oak flooring, fitted cupboard with shelving and further bulkhead cupboard with hanging rail. Panelled radiator.

BEDROOM 1

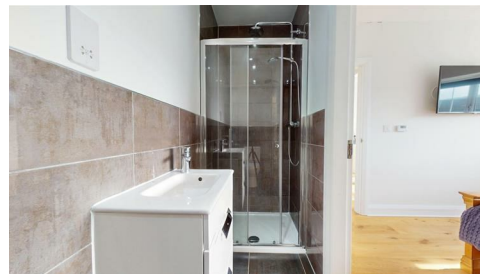
3.40m x 3.18m (11'2" x 10'5")



Spacious double bedroom to the front of the house with Georgian style double glazed window affording a pleasing aspect over the central open space, oak flooring and panelled radiator.

ENSUITE SHOWER ROOM

3.18m x 0.99m (10'5" x 3'3")



Luxury white suite comprising walk-in cubicle with screen and high output shower and monsoon style head, wall mounted vanity with storage cupboard and basin, low-level WC. Attractive part tiled walls and matching flooring, extractor fan, shaver point and a chromed towel radiator.

BEDROOM 2

3.81m x 3.18m (12'6" x 10'5")



Georgian style double glazed window to rear, matching oak flooring, panelled radiator.

BEDROOM 3

2.44m x 1.63m (8' x 5'4")



Oak flooring, window to front and panelled radiator.

BATHROOM

2.06m x 1.70m (6'9" x 5'7")



White suite comprising panelled bath with combination shower and tap unit and glazed screen, wall mounted vanity with drawers and basin and low-level WC. Attractive stone-effect wall tiling in part with matching flooring, extractor fan and a chromed towel radiator.

OUTSIDE

The property stands on a wide corner plot with open plan lawned area and central pathway. There is a gated entrance to the right-hand gable adjoining the block paved parking area for three cars.



The rear garden is a particular feature of note benefitting from screened fencing, it has a wide flagged patio enjoying the French windows to the dining area, a further patio to one corner, shaped lawn and a modern bespoke summer room/home office with double glazed windows and French doors opening out and electric light and power.

**DIRECTIONS**

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with

Station Road bear right. Follow the road out of town for some two miles to the village of Llanfair DC. On entering the village take the first right into the new development and follow the estate road for some 75 yards and take the first left. Continue into the cul-de-sac and the property is on the left.

TENURE

Freehold. There is a service charge for the maintenance of the common areas currently about £170 per year.

COUNCIL TAX

Denbighshire County Council - Tax Band D

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 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