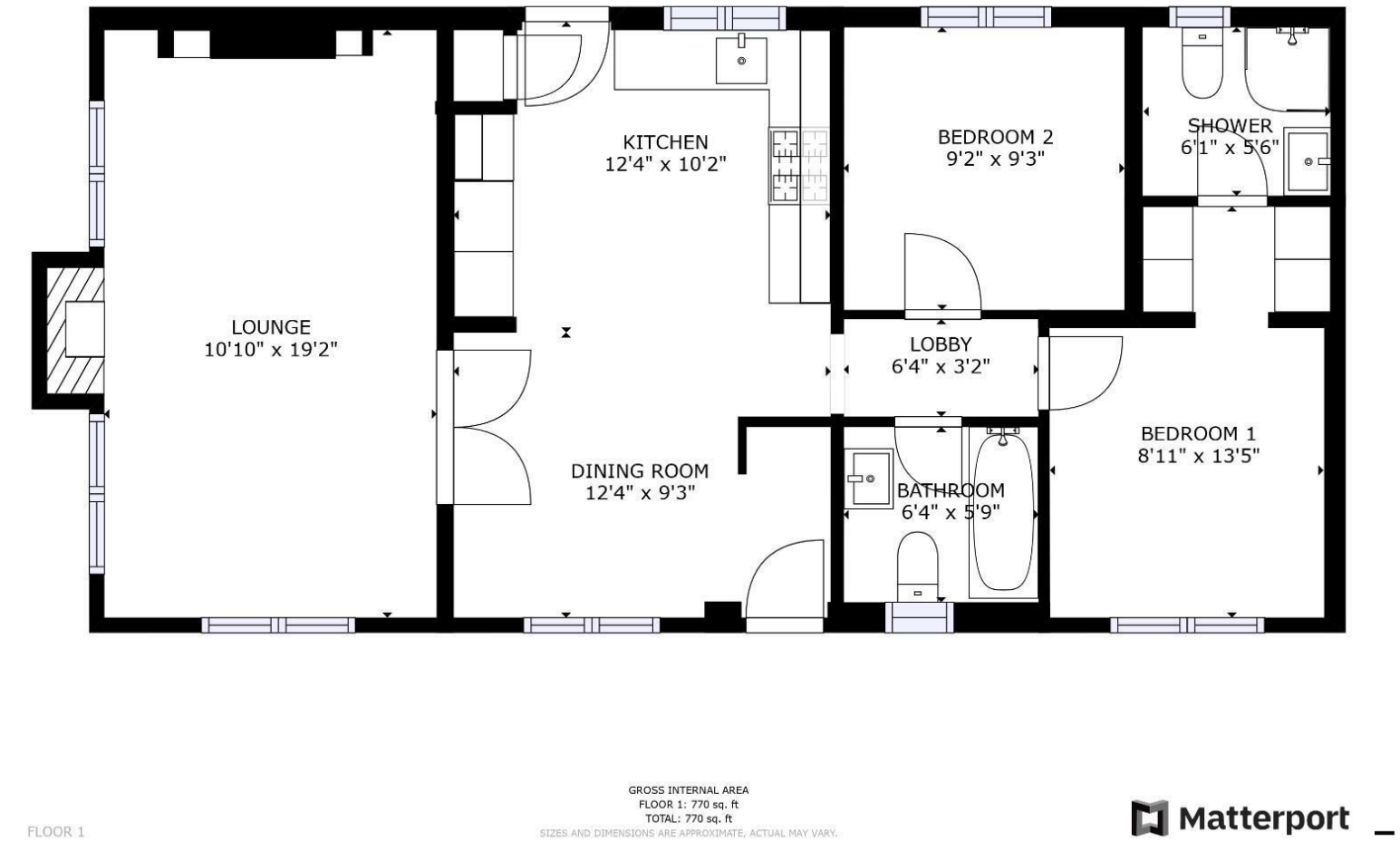


1 The Pines, Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1WA



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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1 The Pines
Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire,
LL15 1WA

Price
£225,000

An immaculately presented and highly appointed two bedroom (late 2021) park home forming part of a small gated development of only ten homes in total in an idyllic semi rural setting with beautiful countryside views. Located in a secluded position on the southern slopes of the Clwydian Hills, approximately a quarter of a mile above the village of Llanbedr Dyffryn Clwyd and some 2.5 miles from the market town of Ruthin. This well presented home stands in an attractive position on the lower part of the development and is ideal for those looking for a detached and easy to maintain bungalow style retirement property.

It affords a large central 'open plan' kitchen/dining room with vaulted ceiling and fully fitted kitchen with integrated appliances, a spacious lounge with pleasing views over adjoining countryside, inner hall, main bedroom with built in wardrobes and a well appointed en suite shower room, second bedroom and bathroom. Recently landscaped gardens with paved areas, patio, shrubbery borders and block paved driveway. Gas LPG heating and double glazing.

The residential development is restricted to 45 years and older. Pets permitted. Exterior repainted in April 2025.

LOCATION



The property forms part of an exclusive park home development of only ten 'park home' style properties in total. It's located to the upper part of the village off a minor country lane which leads up into the Clwydian Country Park and Moel Famau, a designated Area of Outstanding Natural Beauty. The nearby village centre has a popular inn and primary school, and excellent road links via the A494 towards Mold, some nine miles, and Ruthin two and half miles, both to which provide a wide range of facilities catering for most daily requirements.

THE ACCOMMODATION
COMPRISES:

Modern double glazed front door to;

KITCHEN & DINING ROOM
5.74m x 3.71m overall (18'10" x 12'2" overall)



To include a south facing entrance lobby. An attractive room with partially vaulted ceiling with two double glazed Velux roof lights and double glazed windows to two aspects providing an abundance of natural light. The kitchen is well appointed with a range of base and wall mounted cupboards and drawers with an cream finish to door and drawer fronts and contrasting stone effect working surfaces with inset sink unit. Range of integrated appliances to include an inset four-ring LPG gas hob with stainless steel extractor hood and light above, single gas oven, fridge/freezer and dishwasher. Wood grain effect floor covering, broom cupboard housing a Worcester gas LPG boiler, radiator and double

glazed door to the north-eastern side of the home. Twin panelled doors open to the lounge.



LOUNGE
5.51m x 3.30m plus recess (18'1" x 10'10" plus recess)



Designed to take full advantage of the far reaching south-westerly views with two low level double glazed windows to the main and a further window to the gable. It has a feature mock chimney breast with display niches, tv point and two radiators.



INNER HALLWAY

Leading to:

BEDROOM ONE
2.82m x 2.69m plus wardrobes (9'3" x 8'10" plus wardrobes)



Double glazed window to the southern side and panelled radiator. Inner lobby With fitted wardrobes to either side.



ENSUITE SHOWER ROOM

1.83m x 1.63m (6' x 5'4")



Fitted with a three piece suite comprising tiled corner cubicle with mains shower valve, vanity wash basin with gloss white drawers beneath, and wc. Double glazed window, extractor fan and chrome towel radiator.

BEDROOM TWO

2.77m x 2.74m (9'1" x 9')



Double glazed window, fitted wardrobe and radiator.

BATHROOM

1.88m x 1.70m (6'2" x 5'7")



Well appointed with a white three piece suite comprising panelled bath with main shower valve with twin headset, vanity wash basin with gloss white drawers beneath and wc. Attractive part tiled walls, extractor fan, double glazed window and chrome towel radiator.

OUTSIDE



The property stands to the lower part of the development and borders onto farmland with pleasant south facing views. To the front is a block paved drive with an outside tap and wide flagged pathways extending to the side and rear of the property with deep shrubbery borders. A metal 8' by 8' shed is included in the sale. A ramped access leads to the kitchen door.



GARDEN



To the side is pleasant low maintenance garden with a small lawn, a blocked paved patio and shrubbery borders.



TENURE

The tenure is understood to be leasehold. Terms to be confirmed. Site/pitch fees currently £198.72 per month (as of 2/5/25)

We understand all vendors are subject to paying a 10% charge of the future re sale value of the property to the site owners. Purchasers must be 45 years and older.

COUNCIL TAX

Denbighshire County Council - Tax Band A.

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. Proceed out of town for some two miles and on entering the village of Llanbedr Dyffryn Clwyd continue past the Griffin Inn and Church and take the next left onto Lon Cae Glas. Follow the road up the hill through the wooded area, bearing left at the minor road junction and continue for some 150yds, whereupon the entrance to the development will be seen set back on the right hand side.

AML

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

DCW