



GROSS INTERNAL AREA  
FLOOR 1: 553 sq. ft, FLOOR 2: 448 sq. ft  
TOTAL: 1,212 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
45	84

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

**2 Pen Y Bont**  
Llanelidan, Ruthin, Denbighshire  
LL15 2RB

**Offers Around**  
**£325,000**

An attractive 2 bedroom semi-detached period house set in a sheltered rural valley with delightful cottage style gardens located in a secluded setting about 0.3 mile form the picturesque village of Llanelidan in the heart of The Nant Clwyd Estate some 6 miles south west of Ruthin.

Recently modernised this comfortable home affords a deep canopy entrance, hall, a spacious lounge with wide picture window and newly installed stove, dining room, modern fitted kitchen and large conservatory. First floor landing, 2 bedrooms and bathroom. oil c.h.

Gated entrance with wide gravelled parking and turning area, large shed divided into three storage areas. Delightful informal gardens with winding pathways, a newly established kitchen garden, shed and raised borders.

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.



## LOCATION

The property is located approximately 1/3 mile from the centre of the village of Llanelidan noted for its historic church, inn and cricket ground which forms part of the Clwyd Estate. The property is located on a minor country lane in the heart of rolling countryside. The village of Pwll Glas is some 3 miles distant and providing a popular local shop, village hall and inn, whilst Ruthin is some 6 miles distant providing a good range of facilities catering for most daily requirements.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Deep canopy entrance with panelled and ledged door leading to entrance hall.

### ENTRANCE HALL

Staircase rising off with enclosed downstairs cupboard, panelled radiator.

### LOUNGE

4.52m x 4.32m (14'10" x 14'2")



An attractive room which is well lit with a wide double glazed and cottage style window to front with deep wood sill, it has a painted beamed ceiling with central purlin, newly fitted and contemporary multi fuel stove on a raised hearth, TV point, wall light points, panelled radiator.



### DINING ROOM

2.95m x 2.64m (9'8" x 8'8")



Double glazed window to rear, painted stonework to one wall, panelled radiator.

### KITCHEN

6.15m x 2.64m (20'2" x 8'8")



A galley kitchen with a partially vaulted ceiling underlined in pine with two Velux roof lights and downlighters together

### 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/PMW

with exposed roof timbers, it is fitted with a modern range of base and wall mounted cupboards and drawers with a white finish to drawer and door fronts and contrasting stone effect working surfaces. It has a large white glazed Belfast sink with mixer tap, inset four ring LPG gas hob, integrated double oven, void and plumbing for washing machine, space for fridge and freezer.



There is also the original bread oven with a cast iron door noted to have been made in Ruthin.

### CONSERVATORY/DINING ROOM

3.05m x 4.47m (10' x 14'8")



A large addition to the house with double glazed window, twin glazed doors leading out to front, pitched polycarbonate roof, it has a terracotta style ceramic tiled floor and panelled radiator.

### FIRST FLOOR LANDING

### BEDROOM ONE

4.45m x 4.22m (14'7" x 13'10")



A spacious double room with cottage style double glazed window to front, panelled radiator.



pedestal wash basin and WC, part tiled walls, high vaulted ceiling with Velux double glazed roof light, feature exposed stonework in part, panelled radiator.

**OUTSIDE**



The property stands in a secluded setting nestling in a small valley approximately 0.5 mile from the centre of the village of Llanelidan. It is approached over a communal driveway which extends beyond to adjoining properties and thereafter twin gates open to a large gravelled forecourt which provides extensive space for parking and turning.



There is a large detached outbuilding providing two workshops and garden store room with adjoining oil tank and oil fired boiler providing hot water and central heating.



There is a winding gravelled path with patio areas which extend for some distance through informal gardens, raised borders and informal lawns to a newly established kitchen garden with a number of raised beds, bark topped pathways and orchard.



**DIRECTIONS**

From the agent's Ruthin office proceed across the square and onto Castle Street and follow the road out of town for some 2.5 miles continuing through the village of Pwllglas and after a further 1.5 miles take the first turning on the left hand side signposted Llanelidan. Follow the country lane to the minor crossroads on the outskirts of the village and continue straight ahead and on reaching the T junction bear left. Follow the road for 200yds whereupon the drive leading to the property will be found on the right hand side. It is beyond Min Afon and number 1 Pen Y Bont.

**COUNCIL TAX**

Denbighshire County Council - Tax Band C

**TENURE**

Freehold

**BEDROOM TWO**

3.10m x 3.23m (10'2" x 10'7")



An L-shaped room with cottage style double glazed window to front, traditional pine floorboarding, radiator.

**BATHROOM**

2.90m x 2.67m (9'6" x 8'9")



White suite comprising panelled bath with shower over,