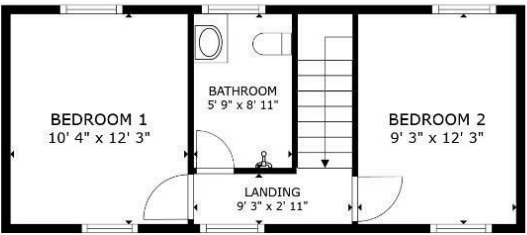


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 906 sq.ft. FLOOR 2 359 sq.ft.
EXCLUDED AREAS : GARAGE 198 sq.ft.
TOTAL : 1,265 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



Bryn Llwyni
Clawddnewydd, Ruthin,
LL15 2NG

Offers Around
£350,000

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.



A TRADITIONAL STYLE TWO/THREE BEDROOM DETACHED HOUSE WITH LARGE CONSERVATORY, GARAGE AND PRIVATE SOUTH FACING GARDENS TO REAR located on a minor country lane leading towards the village of Clocaenog approximately 1 mile from Clawdd Newydd.

This unique family home affords an entrance hall with adjoining study/bedroom three, large through kitchen/dining room with space for range cooker, attractive lounge with random stone walling in the main and wood stove, large conservatory with pleasing southerly aspect, rear porch with walk-in pantry with large utility/shower room and WC. To the first floor are two double bedrooms and bathroom. It benefits from double glazing and oil central heating. Private rear garden with modern greenhouse, aviary and store shed.

LOCATION

Clawddnewydd is a charming village in Denbighshire's Derwen community, nestled about 6 miles south of Ruthin along the B5105. Locally run amenities include Canolfan Cae Cymro, a community centre with a shop (Siop y Fro), weekly Post Office, a children's play area, and Glan Llyn pub-shop offering hearty meals and groceries. Outdoor events, football on the adjoining Cae Cymro field, indoor bowls and concerts make it lively. Bus services and the new fflecsi minibus connect to Ruthin, where residents can access larger shops, schools, healthcare including Plas Meddyg Surgery, The Clinic and Ruthin Community Hospital.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Modern anthracite coloured woodgrain effect double glazed door leading to entrance hall.

ENTRANCE HALL



Red quarry tiled floor, high level shelf.

STUDY/OCCASIONAL BEDROOM THREE

2.97m x 2.67m (9'9" x 8'9")



Partially vaulted ceiling, shallow bow double glazed window to front, tiled floor, modern electric panelled radiator.

KITCHEN/DINING ROOM

4.29m x 5.31m (14'1" x 17'5")



Fine oak panelled staircase rising off, painted beamed ceiling with downlighters, double glazed windows to both front and rear. The kitchen is fitted with a range of base units with anthracite painted finish to door and drawer fronts to include integrated dishwasher, combination of solid oak and slate topped working surfaces, space for LPG range cooker with electric point, wall mounted display cabinet with glass doors and pull out drawers, tiled splashbacks, riven stone floor tiling, panelled radiator.



LOUNGE

5.54m x 3.73m (18'2" x 12'3")



An attractive room with a combination of natural stone, painted stone and plastered walls together with a painted beamed ceiling, stone fireplace with tiled hearth and wood stove, riven stone floor tiles, panelled radiator, double glazed doors and window to conservatory.



CONSERVATORY



Designed to take full advantage of the far reaching southerly views across farmland towards the Berwyns, it has double glazed windows and double glazed French doors opening to the garden, oak flooring, panelled radiator.

REAR PORCH

2.01m x 1.47m (6'7" x 4'10")

Red tiled floor, modern double glazed door and window to rear, space for American style fridge/freezer, walk-in pantry with shelving, sliding door to utility/shower room.

UTILITY/SHOWER ROOM

2.67m x 2.49m (8'9" x 8'2")

Shower tray with high output monsoon style shower over, fitted base unit, plumbing for washing machine, modern Worcester oil fired combination boiler providing heating and hot water, wall cupboards, partially vaulted ceiling, wash basin and low level WC, tiled flooring, radiator.

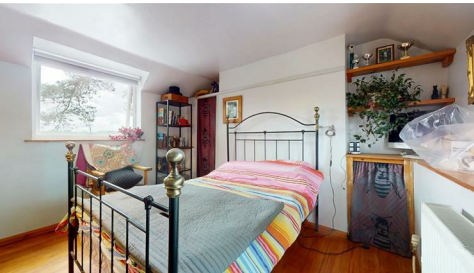
FIRST FLOOR LANDING

BEDROOM ONE

3.73m x 2.82m (12'3" x 9'3")



Dual aspect with double glazed windows affording rural views, the window to the south with aspect towards the Berwyns and Clwydian Hills, pine flooring, panelled radiator.



BEDROOM TWO

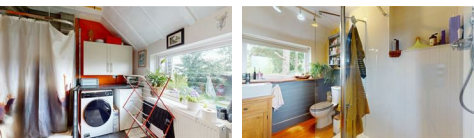
3.73m x 3.15m (12'3" x 10'4")



Dual aspect with views across rolling countryside towards the Clwydian Hills and Berwyns, pine flooring, open fronted storage cupboard, panelled radiator.

SHOWER ROOM

2.72m x 1.75m (8'11" x 5'9")



Modern white suite comprising a large floor level tray with glazed screen and high output shower

with monsoon style head, fitted cabinet with wash basin and low level WC, ceiling downlighter with extractor fan, pine flooring, chrome towel radiator.

OUTSIDE

The property stands on a minor country lane leading towards the village of Clocaenog. There is a wide concrete apron to front providing parking for 3 or 4 cars together with access to an integral garage with adjoining store shed.

INTEGRAL GARAGE

5.08m x 4.72m (16'8" x 15'6")

Electric roller shutter door leading in, electric light and power, double glazed window, matching double glazed French doors opening to the rear garden.

REAR GARDEN



The rear of the house enjoys a predominately southerly aspect and a sheltered setting with paved patios, pathways and a shaped lawned garden together with a modern 10' x 8' powder coated greenhouse and adjoining aviary and garden store shed. There are two raised beds and a bunded oil storage tank.

DIRECTIONS

From the Agent's Ruthin Office take the B5105 Cerrigyrudion road proceeding along Mwrog Street and through Llanfwrog, continuing for some five and a half miles to the village of Clawddnewydd. Follow the road through the village for about 0.6 mile and turn sharp right adjoining the green painted Tal Borth Cottage. Continue for some 250 yards and the property is on the right.

TENURE

freehold

COUNCIL TAX

Denbighshire County Council - Tax Band E

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*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 - REFERRALS

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