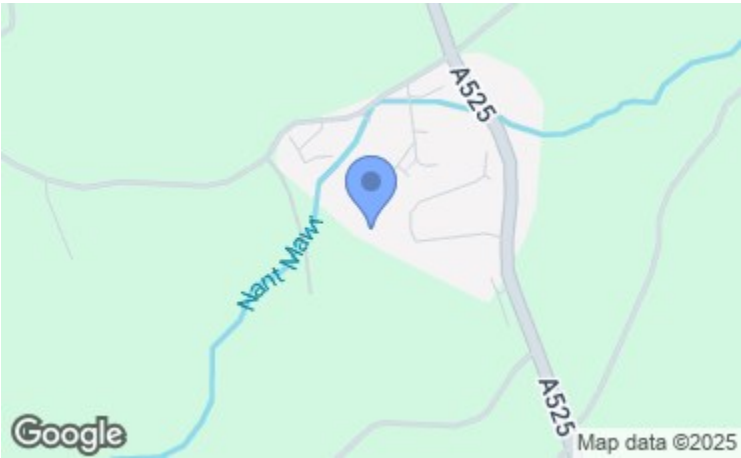
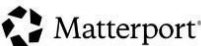


8 Pont Y Bedol, Llanrhaeadr, Denbigh, Denbighshire, LL16 4NF



GROSS INTERNAL AREA  
FLOOR 1: 797 sq ft, FLOOR 2: 939 sq ft  
EXCLUDED AREAS: GARAGE: 221 sq ft, PORCH: 161 sq ft  
TOTAL: 1736 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A   |         |           |
| (81-91) B                                   |         |           | (81-91) B   |         |           |
| (69-80) C                                   |         |           | (69-80) C   |         |           |
| (55-68) D                                   |         |           | (55-68) D   |         |           |
| (39-54) E                                   |         |           | (39-54) E   |         |           |
| (21-38) F                                   |         |           | (21-38) F   |         |           |
| (1-20) G                                    |         |           | (1-20) G  |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |

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.



www.cavendishproperties.co.uk

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**8 Pont Y Bedol**  
Llanrhaeadr, Denbigh, Denbighshire  
LL16 4NF

**Price**  
**£395,000**

A SPACIOUS FOUR BEDROOM DETACHED HOUSE WITH TWO RECEPTION ROOMS, CONSERVATORY AND GARAGE standing in a much larger than average plot with splendid gardens to rear with open southerly aspect over adjoining farmland. Offering scope for some modernisation and refurbishment, it affords a deep canopy entrance, porch, lounge with picture window, inner hall, dining room with double glazed patio windows opening to conservatory, kitchen/breakfast room with a gas Rayburn, side porch and utility, first floor split-level landing with three large double bedrooms, bedroom four and recently refurbished luxury bathroom with shower. Gas central heating, gravelled driveway for two cars and integral garage. Splendid gardens to rear with patios, established kitchen garden, sweeping lawns and fruit trees. Inspection recommended.



## LOCATION

Llanrhaeadr is a popular village situated almost equidistant from the towns of Ruthin and Denbigh in the Vale of Clwyd. There is a village primary school, traditional inn, church, boutique style coffee shop and Nant Y Felin restaurant. There is also a village store and Post Office and garage. Both Ruthin and Denbigh offer a wider range of amenities to include shopping, schools and leisure facilities.

## THE ACCOMMODATION COMPRISES

### PORCH

1.85m x 1.45m (6'1" x 4'9")

Deep recessed porch with heather brown tiled step, panelled and glazed door with single glazed panels to either side leading to enclosed porch, enclosed understairs cupboard, parquet flooring, glazed screen to inner hall.

### LOUNGE

4.88m x 4.72m (16' x 15'6")



An attractive room with a wide double glazed window to front affording views along the cul de sac. Feature stone fireplace and hearth with inset coal effect Living Flame gas fire, fitted shelving to one side, coved ceiling, TV point, panelled radiator.



### INNER HALL

Staircase rising off, panelled radiator.

### DINING ROOM

3.96m x 3.40m (13' x 11'2")



Parquet flooring, coved ceiling, panelled radiator. A wide and modern UPVC double glazed patio window opens to the south-west facing conservatory.

HE/PMW





There are large informal lawns together with a number of mature fruit trees, raised beds and large kitchen garden area together with established herb and flower borders, flagged patio area adjoining the conservatory, timber framed and panelled garden shed.



#### GARAGE

3.71m x 3.05m (12'2" x 10')

Metal up and over door to front, double glazed window to side, electric light, and power point. Door leading through to the rear lobby.

#### COUNCIL TAX

Denbighshire County Council - Tax Band E

#### TENURE

Freehold.

#### DIRECTIONS

From the agent's Ruthin office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear right and immediately left onto Denbigh Road. Follow the road to the roundabout, continue straight ahead and proceed through the village of Rhewl to Llanrhaedr. On entering Llanrhaeadr continue in to the centre and on passing the Ford garage turn left at the minor cross roads. Continue for some 250 metres and turn left into Pont Y Bedol and follow the road to the head of the cul de sac.

#### \*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.

#### CONSERVATORY

4.14m x 3.25m (13'7 x 10'8)



A spacious room with heather brown quarry tiled floor, single glazed windows, pitched glazed roof, glazed door leading to side.

#### KITCHEN/BREAKFAST ROOM

4.78m x 3.68m (15'8 x 12'1)



Fitted base and wall units with oak panelled door and drawer fronts and contrasting marble effect working surfaces to include inset single drainer sink, void and electric point for cooker, light brown enamelled Rayburn Nouvelle gas fired range with back boiler providing central heating and twin hot plates and ovens.



Fitted pantry cupboard with shelving, tiled splashback, double glazed window with pleasing aspect over the south-west facing and extensive rear garden together with rolling countryside beyond.



The kitchen benefits from a deep recess providing breakfast area with bench seating. Ceramic tiled flooring. Panelled door leading to side lobby.

#### SIDE LOBBY

Providing access to the garage.

#### OPEN PORCH AND UTILITY ROOM

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

Glazed sink with hot and cold supply, plumbing for washing machine, heather brown tiled floor, double glazed window, low level WC.

#### FIRST FLOOR HALF LANDING



### BEDROOM ONE

4.55m x 3.02m (14'11" x 9'11")



A spacious room with a partially vaulted ceiling together with a full depth and double glazed picture window affording a splendid aspect along the cul de sac and beyond towards the Clwydian Hills and Moel Arthur. Fitted wardrobes to one wall providing a combination of hanging rails, shelving and locker storage cupboards above, panelled radiator.

### MAIN LANDING

Modern double glazed window to front with far reaching views. Built-in double door cloaks cupboard with hanging rail and shelf.

### BEDROOM TWO

5.21m x 3.68m (17'1" x 12'1")



A spacious double bedroom with coved ceiling, wide double glazed window to front with views towards the Clwydian Hills, panelled radiator.

### BEDROOM THREE

4.17m x 3.68m (13'8" x 12'1")



Double glazed window with aspect over the rear garden and adjoining farmland, vanity with inset bowl and tiled splashback, outbuilt double door airing cupboard with cylinder and slatted shelving, panelled radiator.



### BEDROOM FOUR

3.51m x 3.02m (11'6" x 9'11")



Partially vaulted ceiling, outbuilt double door wardrobe with hanging rail and high level shelf, double glazed window, panelled radiator.

### BATHROOM

2.46m x 2.31m (8'1" x 7'7")



Refurbished with a white luxury suite comprising panelled bath with grip handles and combination shower and tap unit, separate walk-in shower cubicle with bi-fold glazed doors and electric shower, pedestal wash basin and WC, fully tiled walls to a limestone effect finish, ceiling downlighters, double glazed window, matching ceramic tiled flooring, chrome towel radiator.

### OUTSIDE



The property stands at the head of this established residential cul de sac with a low level stone wall to either side together with a gravelled driveway leading in providing ample space for parking two cars and access to the integral garage. To the front is an established garden with central lawn and well stocked flower and shrub borders.



Gated access to one side leading to the rear. The rear garden is a particular feature of the house as it enjoys a large and quite private garden enjoying a predominately south - westerly aspect with stone boundary walls to two sides and with aspect over adjoining farmland.