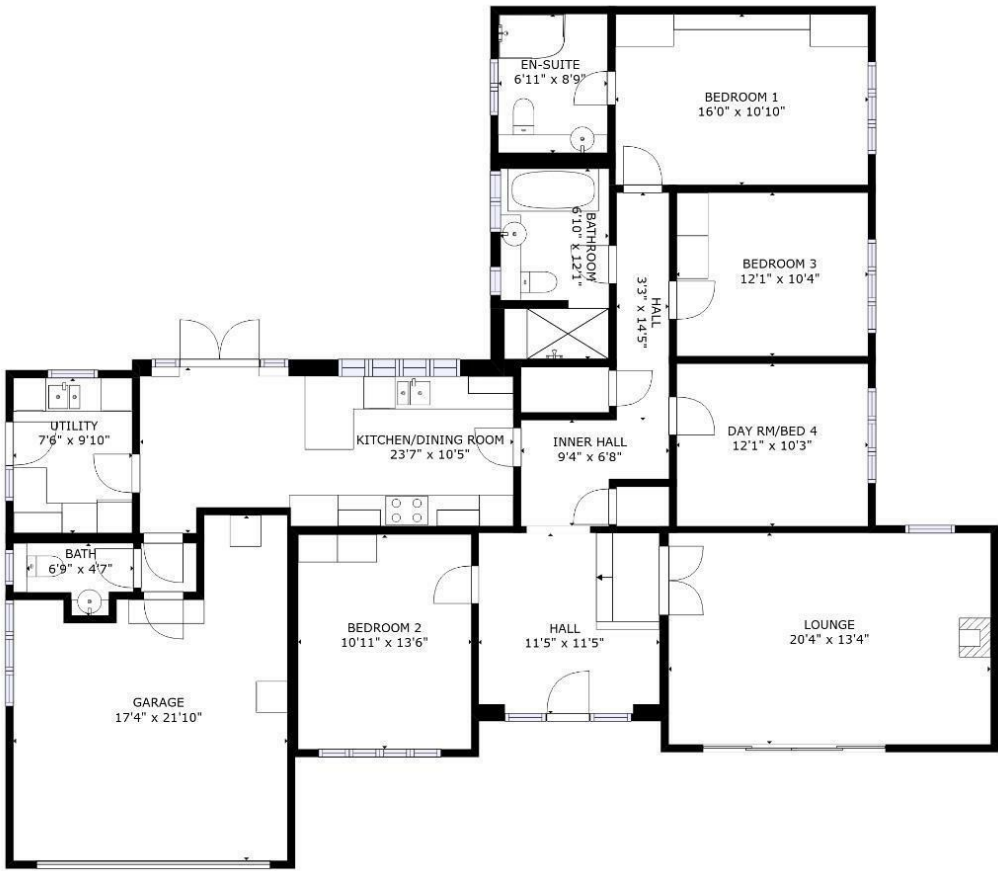


37 Tan Y Bryn, Llanbedr Dyffryn Clwyd, Ruthin, LL15 1AQ



GROSS INTERNAL AREA
FLOOR 1: 1677 sq. ft. EXCLUDED AREAS:
GARAGE: 310 sq. ft.
TOTAL: 1677 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	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 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	

Cavendish
ESTATE AGENTS

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www.cavendishproperties.co.uk



37 Tan Y Bryn
Llanbedr Dyffryn Clwyd, Ruthin,
LL15 1AQ

Offers Around
£495,000

A HIGHLY APPOINTED THREE/FOUR BEDROOM DETACHED BUNGALOW of individual design standing within large and beautifully landscaped gardens in a large corner plot to an elevated position commanding far reaching views across the vale towards Ruthin and beyond.

Standing at the head of a highly regarded residential cul de sac, the spacious bungalow offers elegant and versatile accommodation with recessed entrance, large reception hall which opens to a long inner hall, 20' x 13' lounge with picture windows affording south and westerly views, dining room/occasional bedroom four, luxury fitted kitchen and dining room with range of Neff appliances and French doors opening to the rear garden, side hall, refurbished utility room and cloakroom with WC. Bedroom one with a range of fitted wardrobes and en suite. Two further bedrooms and newly refurbished luxury bathroom. House alarm system, Double glazing, oil c.h.. Large integral double garage together with extensive tarmac parking with electric vehicle charging point. Wide sweeping lawns to both front, rear and one side together with extensive patios and mature hedging.



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LOCATION

Llanbedr DC village stands on the western slopes of the Clwydian Hills. The area is conveniently placed for access to the market town of Ruthin which provides a wide range of facilities catering for most requirements and with good road links towards Mold which is about 9 miles distant.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Canopy entrance with heather brown tiled step, painted hardwood double glazed front door with matching panels to either side with leaded effect decorative finish opening to a spacious reception hall.

RECEPTION HALL

3.48m x 3.48m (11'5" x 11'5")



Deep coved ceiling, feature exposed brickwork to one wall with wide steps leading down to double doors opening to the lounge, panelled radiator. Archway to L-shaped inner hall.

INNER HALL

Coved ceiling, deep walk-in cloaks cupboard with hanging rail and shelf, large linen cupboard with slatted shelving and radiator, radiator.

LOUNGE

6.20m x 4.06m (20'4" x 13'4")



A light and airy room with a wide UPVC framed four-section picture window to the front with views across part of Tan Y Bryn in the direction of Ruthin and the vale, the two central sections open out to a wide terrace. Feature wall paneling in part with inset for television, Further double glazed window to rear, deep coved ceiling, wall light points, TV point, radiator, electric underfloor heating.



703030.

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

HE/PMW



The gardens have been extensively landscaped to provide a high degree of privacy yet retain far reaching views. There are mature hedges to the majority with a riven stone effect terrace which extends across the majority of the front elevation. Sweeping lawns interspersed with a number of trees together with a large timber framed and panelled garden shed and a purpose built log store.

REAR GARDEN



To the rear is a large flagged patio with a low level retaining wall, outside lighting, power and water tap, oil storage tank to one side, further lawned gardens beyond.

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 two miles and on entering Llanbedr DC continue past the church and take the first left turning onto Lon Cae Glas. Follow the lane up the hill turning right into Tan Y Bryn and follow the road to the T junction bearing right and thereafter follow the road around to the left into the furthest cul de sac and the property will be found at the top right hand side.

COUNCIL TAX

TENURE

Freehold.

*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

BEDROOM FOUR/ DINING ROOM

3.68m x 3.12m (12'1" x 10'3")



Wide double glazed window to front affording views across Llanbedr and beyond, deep coved ceiling, USB socket, panelled radiator.

KITCHEN/DINING ROOM

7.19m x 3.18m (23'7" x 10'5")



Extended and remodelled to provide a large and adaptable room, it is beautifully appointed with a modern range of base and wall mounted cupboards and drawers with a light cream tone finish to door and drawer fronts and contrasting block pine working surfaces to include a breakfast bar. The kitchen includes an inset five ring AEG induction hob together with a large extractor hood and light over. Neff integrated double oven and microwave oven, inset sink with mixer tap, integrated Neff dishwasher, fridge and freezer. Glazed display cabinets with glass shelving, pan drawers, coved ceiling, downlighters, laminate tile flooring, double glazed window to rear, TV and telephone point, electric underfloor heating.



INNER HALL

Access to garage and WC, radiator.

UTILITY ROOM

3.00m x 2.29m (9'10" x 7'6")



Refurbished with a range of units and oak effect worktops to include one and half bowl sink, void and plumbing for washing machine, space for tumble dryer, chrome heated towel rail, space for upright fridge/freezer, USB socket,

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matching flooring to kitchen and rear hall, electric underfloor heating.

CLOAKROOM



Modern white suite comprising wash basin and low level WC, double glazed window, extractor fan, chrome towel radiator.

BEDROOM ONE

4.88m x 3.30m (16' x 10'10")



Fitted wardrobes to the majority of one wall comprising two double door robes together with locker storage cupboards over bed recess with concealed lighting, further matching bedroom furniture, double glazed windows with views along the vale, coved ceiling, USB socket and radiator.

EN SUITE SHOWER ROOM



Large cubicle with Mira shower, fitted cabinets to one wall incorporating wash basin and WC, tiled walls and floor to travertine style, electric extractor fan, double glazed window, downlighters, chrome towel radiator.

BEDROOM TWO

4.11m x 3.33m (13'6" x 10'11")



Outbuilt wardrobes to include two double door units, coved ceiling, double glazed window, TV point, radiator.

BEDROOM THREE

3.68m x 3.15m (12'1" x 10'4")



Double glazed window, TV point, radiator.

BATHROOM



Refurbished to a high standard, it is designed for disabled access in mind with a walk-in shower area with wet floor system, fitted bench seat and high output dual fitting shower. There is a white contemporary suite with a free-standing oval bath with chrome pillar tap, fitted cabinets to one wall incorporating wash basin and WC with ample storage, part tiled walls to a decorative dado, double glazed windows, wall mirror, medicine cabinet, chrome towel radiator. The bathroom features LED lighting with a remote control.

INTEGRAL GARAGE

6.65m max including recess x 5.28m (21'10" max including recess x 17'4")

Integral double garage with electric up and over door, double

glazed window to side, modern Worcester oil fired combination boiler providing hot water and heating, access to loft with pull down ladder, personnel door leading to side hall.

OUTSIDE



The property stands at the head of the cul de sac in a much larger than average plot. It is approached over a wide tarmacadam drive which extends across the front of the garage providing parking and over to the left hand gable where there is a further space for parking with hook up for electric car. Beyond is a fire-bar gate opening to a large and quite private rear patio area.