

Min Afon Pen Y Bont, Llanelidan, Ruthin, Denbighshire, LL15 2RB

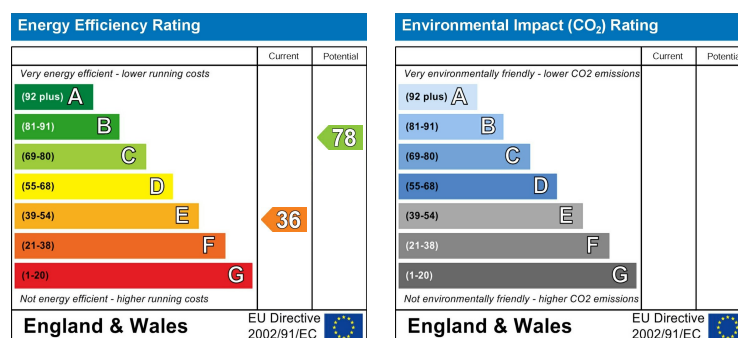
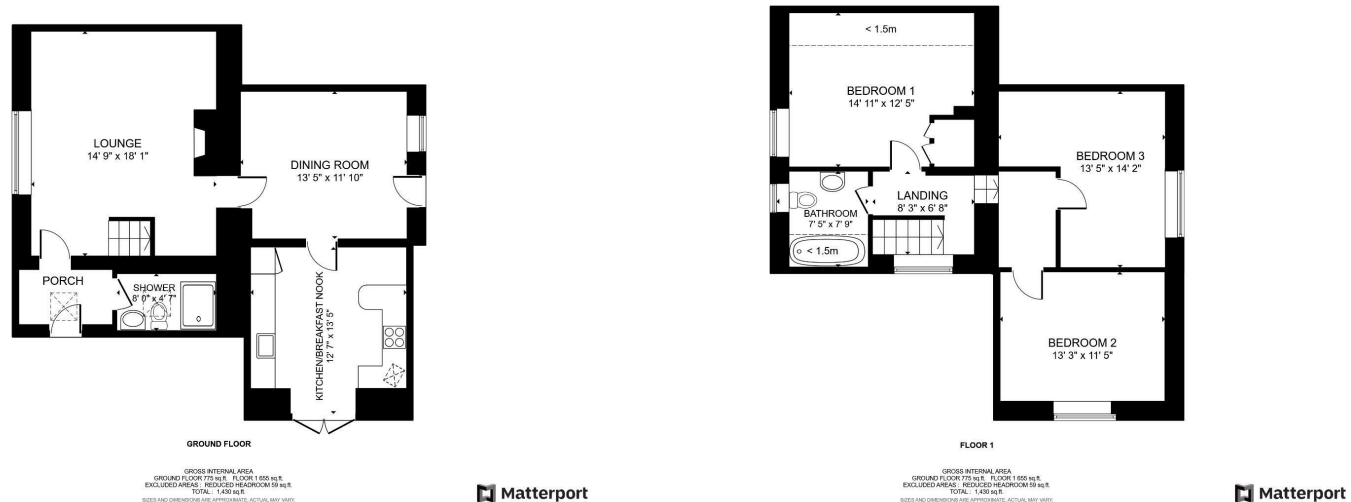
Cavendish
ESTATE AGENTS

St Peters Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Min Afon Pen Y Bont

Llanelidan, Ruthin, Denbighshire, LL15 2RB

Price
£325,000

A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE, extended and modernised to provide an ideal family home together with a large purpose built workshop and garage, further detached garage and private parking, a raised decked seating area to take advantage of the delightful views over the secluded valley, and a large enclosed garden with greenhouse located some 60yds from the house.

Standing about 0.3 miles from the centre of this picturesque rural village standing in the heart of rolling countryside some 6 miles south west of Ruthin.

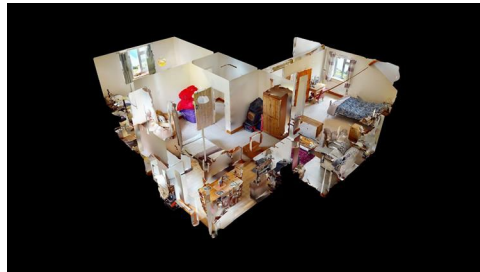


www.cavendishproperties.co.uk

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.

3D VIRTUAL TOUR



Available to view on line.

THE ACCOMMODATION COMPRISES

PORCH

Panelled door leading to enclosed porch, tiled floor, partially vaulted ceiling, Velux rooflight.

SHOWER ROOM



Modern white suite comprising large cubicle with glazed screen and electric shower, pedestal wash basin and WC, tiled splashback, vaulted ceiling with Velux rooflight, matching tiles to hall, chrome towel radiator.

LOUNGE

5.51m x 4.50m (18'1" x 14'9")



An attractive room to the front of the house with double glazed window affording south westerly views, out built chimney breast with raised slate topped hearth, supporting beam and a large cast iron multi fuel fire grate with back boiler interconnecting with the central heating and hot water systems. Heavy beamed ceiling, feature exposed stonework to one wall.



DINING ROOM

4.09m x 3.61m (13'5" x 11'10")



Beamed ceiling, feature exposed brickwork to the majority of one wall, double glazed window and window seat, stable door to rear, woodgrain effect floor covering, panelled radiator.



KITCHEN/BREAKFAST ROOM

4.09m max x 3.84m (13'5" max x 12'7")



Fitted with a modern range of base and wall mounted cupboards and drawers with a light cream toned finish to door and drawer fronts and contrasting solid oak working surfaces to include a white glazed Belfast sink with stainless steel mixer tap, space for slot in electric cooker with stainless steel extractor hood and light above, void and plumbing for washing machine, integrated dishwasher, fridge and freezer, peninsula breakfast bar with seating for three, beamed ceiling, modern double glazed French doors opening to the side patio, terracotta style ceramic flooring, panelled radiator.



FIRST FLOOR LANDING

Split level landing.

BEDROOM ONE

3.78m x 4.55m (12'5" x 14'11")



Vaulted ceiling with exposed purlins, double glazed window, fitted airing cupboard with pre lagged cylinder and slatted shelving, radiator.



BEDROOM TWO

4.04m x 3.48m (13'3" x 11'5")



Double glazed window to side, panelled radiator.

BEDROOM THREE

4.32m max x 4.09m max (l shaped) (14'2" max x 13'5" max (l shaped))



Spacious L shaped room with double glazed window, panelled radiator.



BATHROOM

2.36m x 2.26m (7'9" x 7'5")



Modern white suite comprising freestanding slipper bath with claw feet, pedestal wash basin and WC. Half tiled walls to dado, vaulted ceiling with exposed purlins, double glazed window, panelled radiator.

OUTSIDE



The property is approached over a shared no through lane leading to this and two adjoining properties. Immediately adjoining the entrance off the adopted road is a side driveway providing parking and access to a timber framed and panelled garage. Beyond there is a wide brick paved hard standing providing further parking and access to a side patio with very useful garden store and steps to one side lead up to an upper garden with a substantial quite impressive raised timber decked patio which is elevated and takes full advantage of the pleasing south westerly aspect across the valley.



WORKSHOP AND GARAGE

9.50m x 5.64m (31'2" x 18'6")



Timber panelled doors leading in, concrete flooring, electric light and power, raised mezzanine floor to part providing a very useful upper storage area. Cold water supply.

THE GARDENS



The gardens are some 30yds away beyond the two adjoining cottages. The property benefits from a right of access through their grounds to a good sized and enclosed lawn garden with mature fruit trees, hedging and aluminium framed greenhouse.



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 Pwll Glas 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 property will be found on the right hand side.

TENURE

Understood to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band C

AML

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.

HE/PMW