



## Llanbedr Dyffryn Clwyd, Ruthin LL15 1UP

### £375,000

A renovated and extended contemporary three-bedroom bungalow tucked away in the heart of the picturesque village of Llanbedr Dyffryn Clwyd with St Peter's Parish Church and the village hall across the way and the local 19th century Inn a minutes' walk away. This deceptively spacious home has been extended by the current owners in 2020 to create a modern, light-filled single storey home and includes a fabulous open plan kitchen, lounge and dining room with Apex windows allowing excellent natural light and frames the stunning countryside views. Three double bedrooms, a bathroom, summerhouse, double garage, deep shed, easily maintained front and rear gardens with spectacular views and a huge driveway allowing off road parking for over seven vehicles. Immaculately presented with double glazed windows throughout, oil central heating with a three-year-old boiler.

- Refurbished & Extended Bungalow
- Open Plan Kitchen, Lounge & Dining Room
- Private & Easily Maintained Gardens
- Situated at the Heart of the Village
- Freehold Property
- Three Generous Double Bedrooms
- Driveway Parking for Several Vehicles
- Exceptional Countryside Views
- Summerhouse, Double Garage & Shed
- Council Tax Band E



## Open Porch

With red tiled flooring, wooden cladding exterior, inset lights and a black composite front door opening into the hallway.

## Hallway

A carpeted hallway with an archway leading you towards the bedrooms and bathroom area with a radiator, a good-sized storage cupboard and solid oak doors leading you to all rooms.

## Family Room

6.70 x 5.34 (21'11" x 17'6")

A truly spectacular open plan family room with kitchen, lounge, and dining areas having Apex double glazed windows and bi-fold doors enjoying stunning panoramic open countryside views. The kitchen area has modern light-coloured wall, drawer & base units with granite worktops and breakfast bar having integrated fridge freezer, electric oven, electric hob and hood, dishwasher, and space for a washing machine. The dining area has a log burner and an electric wall mounted fire, and the lounge has shelves and skylights. Ash coloured laminate wood flooring, Inset lights and a double glazed door opens out to the side of the property.

## Master Bedroom

3.66 x 3.04 (12'0" x 9'11")

A light and bright double bedroom with carpeted flooring having a double-glazed window overlooking the front of the property with a radiator, space for storage cupboards and wall panelling.

## Bedroom 2

3.65 x 2.70 (11'11" x 8'10")

A generous double bedroom with carpeted flooring, radiator and a double-glazed window enjoying stunning views over the rear garden, open countryside, and the rolling hills beyond.

## Bathroom

2.05 x 1.93 (6'8" x 6'3")

Fitted with a white modern three-piece bathroom suite comprising a pedestal sink, closed cup WC, and a bath with a mixer tap having an electric shower over. Two walls are fully tiled with tiled flooring, chrome heated towel rail and a double-glazed window with privacy glazing overlooking the side of the property.

## Bedroom 3

3.64 x 3.00 (11'11" x 9'10")

A carpeted double bedroom with space for storage, having a radiator and uPVC double glazed window overlooking the front of the property. Currently used as an office/games room.

## Garage and Shed

To the rear of the property is an impressive timber built double garage with barn doors sitting on a concrete base with lights and power having a pedestrian door with shelving and storage in the rafters.

A deep timber shed sits behind the garage with a separate timber door having shelving and lights.

## Front Garden

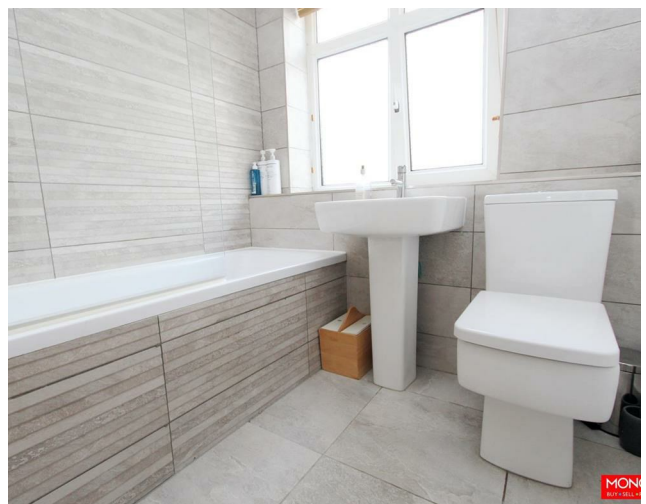
Double wooden gates opens to this easily maintained front garden, mostly laid with gravel offering off road parking for up to 7 vehicles with raised borders, evergreen boundaries and a summerhouse.

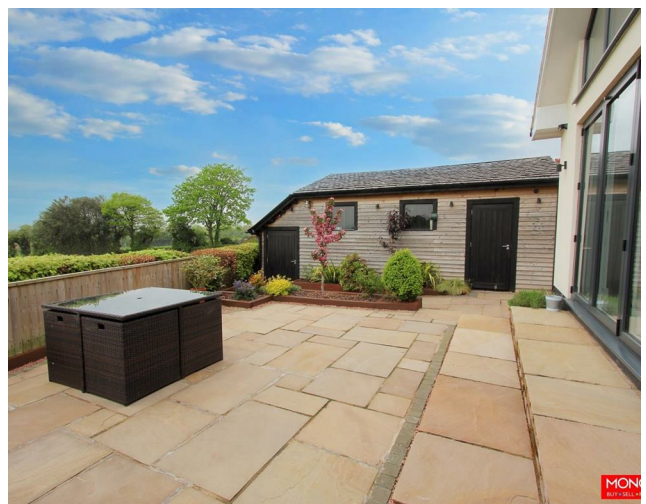
## Rear Garden

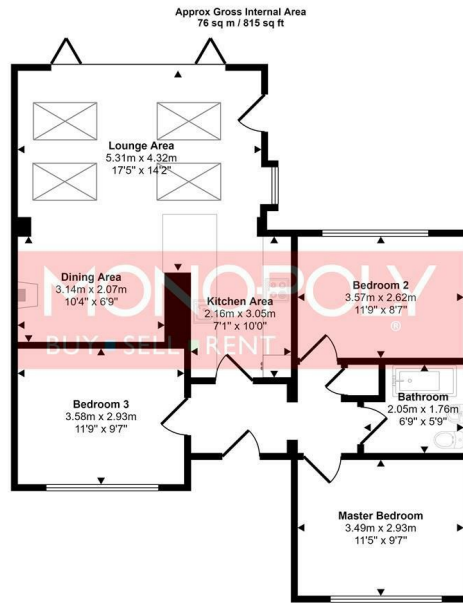
Private and easily maintained rear garden laid with natural stone paving slabs with colourful raised borders, enjoying stunning uninterrupted countryside views towards Ruthin with easy access to the garage and shed.











Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(54-68) D		51	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

