



BRYN COCH
FFORDD LAS, LLANDYRNOG, DENBIGH, DENBIGHSHIRE, LL16 4LR



Bryn Coch

Ffordd Las, Llandyrnog, Denbigh, Denbighshire, LL16 4LR

Situated amidst gardens and fields totalling 3.95 acres, a five bedroom property occupying a secluded and peaceful rural setting with panoramic views to the rear across the Vale of Clwyd and Moel Arthur to the front aspect. Almost equidistant from the towns of Denbigh and Ruthin which are approximately 5 miles away, and 27 miles from Chester, the well presented accommodation lends itself to modification for the occupation of two families if required. Approached via double electric gates off a country lane, the property affords a bright and spacious home which briefly affords reception hall, large lounge designed to maximise the views, dining room, kitchen/breakfast room, sitting room and utility room with cloakroom W.C off. The hall leads to three double bedrooms all of which have luxury en-suite facilities and the lower split level provides access to a large games room and staircase up to two further bedrooms and shower room. Outside, the landscaped gardens are well designed to provide outdoor entertaining areas and there is a stone and slated workshop with attached glasshouse. Oil fired heating and double glazing.

LOCATION

The nearby village of Llandyrnog provides a range of every day amenities including inns, church, village stores and primary schools. Banks, supermarkets, schools, shops and leisure facilities can be found in nearby Ruthin and Denbigh.



www.cavendishresidential.com



THE ACCOMMODATION

Part glazed front entrance door with opens to;

RECEPTION HALL

A split level hallway with large walk in airing cupboard, wall light points, decorative coved ceiling, radiator and double glazed windows to front.

CLOAKROOM/W.C

6'10 X 5'10 (2.08m X 1.78m)

Fitted with a W.C and wash basin in vanity unit with cupboards beneath, double glazed window to side, radiator and fully tiled walls.

LOUNGE

20'11 x 14'6 (6.38m x 4.42m)

Designed to maximise the stunning views, a bright lounge with stone fireplace, oak mantle and granite hearth. UPVC double glazed patio doors and windows overlooking the garden and fields, wall light points, decorative coved ceiling, two radiators and part glazed doors to:

DINING ROOM

18'4 x 15'9 (5.59m x 4.80m)

Double glazed patio doors onto a covered patio area, wall light points, decorative coved ceiling, radiator and part glazed doors to hall.

KITCHEN/BREAKFAST ROOM

23'0 X 12'6 (9'2 MIN) (7.01m X 3.81m (2.79m MIN))

Fitted with a range of oak fronted base and wall cupboards and drawers with contrasting work surfaces and one and a half bowl sink. Part tiled walls, tiled floor, integrated fridge and dishwasher and built-in eye level double oven with ceramic hob, and two double glazed windows to the front elevation. Wide archway through to:

SITTING ROOM

12'3 x 11'10 (3.73m x 3.61m)

Double glazed patio doors to rear and further double glazed





window to side, coved ceiling and radiator.

REAR HALL/BOOT ROOM

7'5 x 6'11 (2.26m x 2.11m)

Providing useful storage area with tiled floor and door to outside.

UTILITY ROOM

13'2 x 6'5 (4.01m x 1.96m)

Fitted base unit with worktop over and stainless steel sink, wall cupboards, space for fridge, voids and plumbing for washing machine and dryer, part tiled walls, double glazed window to front and radiator.

CLOAKROOM/W.C

With W.C and wash basin, tiled floor, burglar alarm control, radiator and double glazed window to front.

BEDROOM TWO

15'8 x 11'7 (4.78m x 3.53m)

Built-in wardrobes with double doors, coved ceiling, double glazed window to rear and radiator.

EN-SUITE

8'10 x 5'6 (2.69m x 1.68m)

A fully tiled contemporary shower room with shower enclosure,



and white gloss fronted combination unit comprising W.C and wash basin with cupboards beneath, tiled walls and floor, coved ceiling, chrome ladder style radiator and spotlights.

BEDROOM THREE

15'8 x 11'5 (4.78m x 3.48m)

Built-in wardrobes with double doors, double glazed window to rear and radiator.

EN-SUITE

8'10 x 5'4 (2.69m x 1.63m)

Contemporary four piece suite fitted comprising shower enclosure, bath, W.C and wash basin, double glazed window to rear, ceiling spotlights and radiator. Tiled walls and flooring in large tile design.

MASTER BEDROOM

15'6 x 12'11 (4.72m x 3.94m)

Three steps down from the main hall leads to a lower level and the master bedroom which is fully fitted with a range of light oak effect fronted floor to ceiling wardrobes, bedside cabinets and dressing unit. UPVC double glazed french doors with side panels opening onto the garden, coved ceiling and radiator.

EN-SUITE BATHROOM

8'10 x 8'10 (2.69m x 2.69m)

A luxury en-suite bathroom with four piece suite comprising bath, combination unit in light oak effect and granite vanity surface with W.C and semi-recessed sink, and large shower enclosure with curved screen. Fully tiled walls and floor, ceiling spotlights, double glazed window to rear, underfloor heating and chrome ladder style radiator.

GAMES ROOM

17'10 x 17'8 (5.44m x 5.38m)

UPVC double glazed french doors with side panels to rear. Integral boiler room housing the 'Worcester' oil fired heating boiler.

A turned staircase leads from the hall with oak spindles and balustrade leads to a galleried landing with built-in cupboard.





BEDROOM FOUR

15'6 x 15'3 (4.72m x 4.65m)

A dormer bedroom with two double built-in wardrobes, double glazed windows to front and rear, and radiator.

BEDROOM FIVE

14'1 x 11'2 (4.29m x 3.40m)

A dormer bedroom with two double built-in wardrobes, undereaves storage, double glazed window to rear and radiator.

SHOWER ROOM

7'4 x 4'5 (2.24m x 1.35m)

Fitted with a three piece suite comprising fully tiled shower enclosure, W.C and wash basin. Double glazed window to rear and radiator.

OUTSIDE

The property is approached via wrought iron electric double gates opening onto a tarmacadamed drive with mature trees to side providing parking and turning spaces and leading to a concrete hardstanding area. Low level stone walling borders the front garden area with a variety of trees and shrubs and mature hedging borders the lane.

GARDENS

The gardens are situated to the front, side and rear and a



brick pathway to the perimeter of the house extending into a covered patio/barbecue area to the side. Stone steps lead down to the formal lawned gardens featuring semi-circular borders, specimen trees and random stone flagged patio.

LAND

The land is divided into two pasture enclosures and an orchard with young trees. The fields are well fenced and have wooden gates proving the access onto the land.

STONE AND SLATED OUTBUILDING

With provision for a variety of uses, the store/workshop incorporates a covered area and a glasshouse with electric and water supply.



DIRECTIONS

From the Agent's Denbigh Office proceed down Vale Street and turn right at the traffic lights onto Ruthin Road. At the roundabout take the second exit towards Llandyrnog and follow this road for some 2 miles. At the mini roundabout take the second exit and continue past the Kinmel Arms and on reaching the crossroads continue straight across whereupon the property will be found after approximately three quarters of a mile on the right hand side.

AGENT'S NOTE

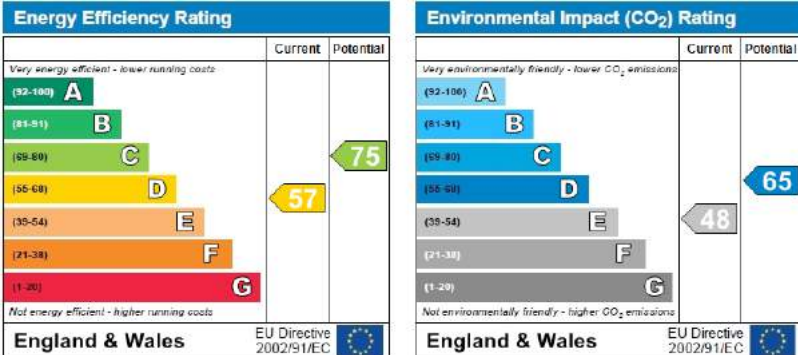
Denbighshire County Council - Tax Band I

VIEWING

By appointment through the Agent's Denbigh office 01745 816650 or Ruthin office 01824 703030.

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

SEW



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 representation or warranty in relation to the property.



21 High Street, Denbigh, Denbighshire, LL16 3HY

Tel: 01745 816650 Fax: 01745 817425

Email: denbigh@cavres.co.uk

www.cavendishresidential.com

