



28 Parc Y Llan

Llanfair Dyffryn Clwyd, LL15 2YL

O.I.R.O £340,000



Reid & Roberts Estate Agents are pleased to offer For Sale this modern Detached House located in the sought after village location of Llanfair Dyffryn Clwyd on the outskirts of Ruthin. This family home offers spacious and versatile accommodation and has been recently undergone a scheme of renovation adding a fourth bedroom to the first floor which has been finished to an impeccable standard throughout. Some key features are the beautiful reclaimed wood flooring and views over the Welsh hills and mountains to the rear. Viewing is highly recommended to fully appreciate what this property has to offer.

In brief the accommodation comprises: Entrance Hall, spacious Lounge, open plan Kitchen/Dining/ Family room with character reclaimed flooring, Bi-Fold doors overlooking the rear garden, Utility Room, Cloakroom and versatile Snug/Bedroom Five to the ground floor, with Four Bedrooms and a Family Bathroom to the First Floor. Externally to the front there is a driveway providing ample 'Off Road' parking for a number of vehicles and leads to a single garage. There is gated access to the rear to one side of the property and an attached timber shed to the other side. The rear garden is enclosed and mainly laid to lawn. The property also benefits from double glazing and LPG gas central heating, with a new boiler fitted in November 2022.

Ruthin is the county town of Denbighshire in North Wales and a community in the southern part of the vale of Clwyd. The medieval town of Ruthin provides a wide range of facilities catering for most daily requirements, as well as providing both primary and secondary schools. The town of Mold is approximately 11.5 miles away, as well as the Roman town of Chester being approximately 24 miles away, providing good road communications for those wishing to commute to all main motorway networks across the North and North West regions.



PROPERTY DESCRIPTION

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ACCOMMODATION COMPRISES

The property is approached via a pathway leading to the front entrance.

A white Upvc door with matching side panel leads into:

Entrance Porch

With vinyl flooring and glazed door leading into:

Hallway

With textured ceiling, panel radiator, stairs leading to first floor accommodation and under stairs storage cupboard providing ample storage.

Door leading into:

Lounge 23'1 x 11'5 (7.04m x 3.48m)

Well lit family room with Multi fuel burner set on a decorative fire surround with tiled inset and raised slate tiled hearth, t.v. aerial point, double panel radiator, Bi-fold doors opening into family room and double glazed window to the front elevation.

OPEN PLAN KITCHEN, DINING/FAMILY ROOM

Kitchen 14'10 x 8'9 (4.52m x 2.67m)

Fitted with a range of wall and base units with work surfaces over, 'Belfast' style sink with mixer tap over, splash back wall tiling, built in eye level double oven, built in four ring 'Induction' hob with extractor hood over, integral appliances including fridge, freezer and dishwasher, double panel radiator, ceiling spotlights and reclaimed Oak wood flooring.

Door leading into Utility Room and opening into:

Dining/Family Room 23'9 x 10'6 (7.24m x 3.20m)

Well lit open space having three skylights, two modern vertical radiators, reclaimed Oak wood flooring, double glazed window to the side elevation and Bi-fold doors opening onto the enclosed rear garden.

Utility Room 7'9 x 7'3 (2.36m x 2.21m)

Fitted with a range of wall and base units with work surfaces over, one and a half stainless steel sink unit with drainer and mixer tap, splash back tiling, void and plumbing for washing machine, recessed ceiling spotlights, vinyl flooring. Upvc door leading to the rear garden and double glazed window to the rear elevation.

Door leading into:

Cloakroom

Fitted with a two piece suite comprising low level flush w.c. and wash hand basin set in vanity unit. splash back wall tiling, vinyl flooring, single panel radiator and frosted double glazed window to the side elevation.

Snug/Bedroom Five 12'0 x 8'4 (3.66m x 2.54m)

With single panel radiator and double glazed window to the front elevation.

STAIRS FROM HALLWAY LEAD TO:

Landing

Loft access point and access to all Bedrooms and Family Bathroom.

Bedroom One 14'8 x 10'1 (4.47m x 3.07m)

Having textured ceiling, built in wardrobe, panel radiator and double glazed window to the front elevation with far reaching views.

Bedroom Two 10'10 x 10'8 (3.30m x 3.25m)

Having textured ceiling, storage recess, single panel radiator and double glazed window to the rear elevation with stunning views of the countryside.

Bedroom Three 12'7 x 8'5 (3.84m x 2.57m)

With built in wardrobe, textured ceiling, single panel radiator and double glazed window to the front elevation.

Bedroom Four 7'11" x 7'2" (2.435m x 2.192m)

Having textured ceiling, modern vertical radiator and double glazed window to the rear elevation with stunning views of the countryside.

Family Bathroom 7'5" x 5'1" (2.262m x 1.561m)

Recently fitted modern white suite comprising 'P' shaped panelled bath with shower head attachment over, wash hand basin set in vanity unit, low level flush w.c. decorative vinyl flooring, partial wall tiling and double glazed window to the rear elevation.

Garage 14'7 x 8'5 (4.45m x 2.57m)

Central heating boiler (fitted November 2022) and wall cabinets providing useful storage.

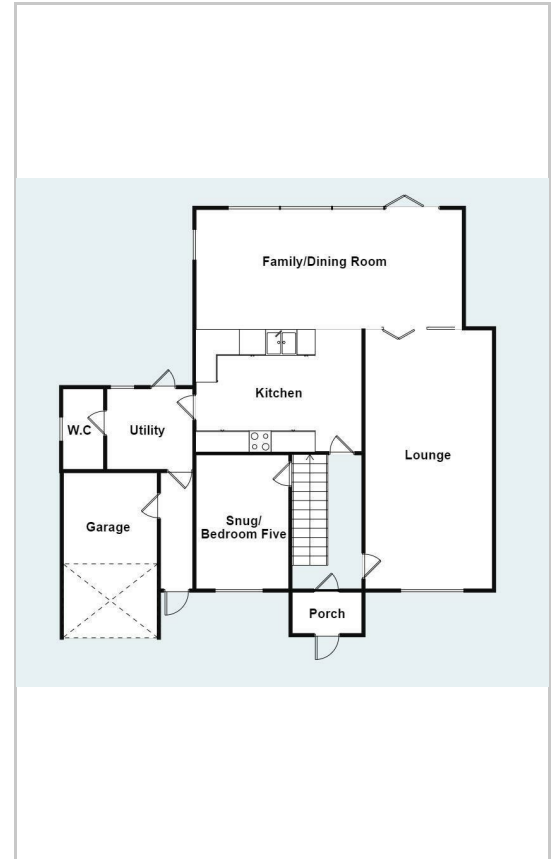
OUTSIDE

The front of the property is approached via a driveway providing 'Off Road' parking for two vehicles with a pathway leading to the front entrance. There is also an open plan lawned garden area. To the side of the property there is gated access leading to the rear garden that is mainly laid to lawn and having a decorative paved patio area. Access to the side leads to an attached timber shed that provides useful storage for bins, logs, tools etc.

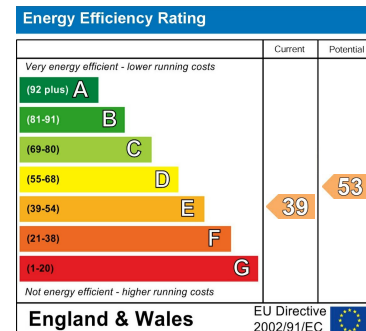
Area Map



Floor Plans



Energy Efficiency Graph



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