



## Groes Ucha Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1SP

**£585,000**

 3  2  3  E

**EPC - E52**

**Council Tax Band - F Tenure - Freehold**

# SUMMARY

This charming property, filled with character, is nestled in serene, private surroundings spanning just under 0.5 acres. The home offers uninterrupted views of the open countryside, including the Clwydian Range and Moel Famau.

The well-appointed accommodation includes a spacious kitchen/diner, a cozy sitting room, snug, formal dining room, a utility room, and a convenient downstairs shower room. Upstairs, there are three double bedrooms and a family bathroom. Additionally, there is a detached garage/office block with a WC, providing flexible space for various needs.

The property features double glazing throughout and ample off-road parking for several vehicles. Located just 2.5 miles from the historic town of Ruthin, this home combines modern living with picturesque countryside views. Viewing is highly recommended. EPC Rating - E52 , Council Tax Band - F , Tenure - Freehold.



## Accommodation

Wooden door providing access through to:

### Entrance Porch

4'10" x 3'2" (1.48 x 0.97)

With tumbled limestone flooring, feature beams and door through to:

### Dining Room

17'1" x 12'5" (5.23 x 3.81)

A light and airy room having tumbled limestone flooring, a double glazed window to the front elevation, looking out to the front garden having far reaching countryside views, exposed feature beams, staircase leading to the first floor with under-stair storage and doors off.

### Living Room

16'1" x 12'7" (4.91 x 3.86)

Steps down into the living room, two double glazed windows to the front and rear elevations allowing plenty of natural light and views across the Clwydian mountain range and Moel Famau to the rear, feature recessed brick fireplace with a log burning stove sat on a slate hearth, ample wall sockets, feature exposed beams and wall, double glazed glass panelled door leading to the rear garden and a double panel radiator.

### Study

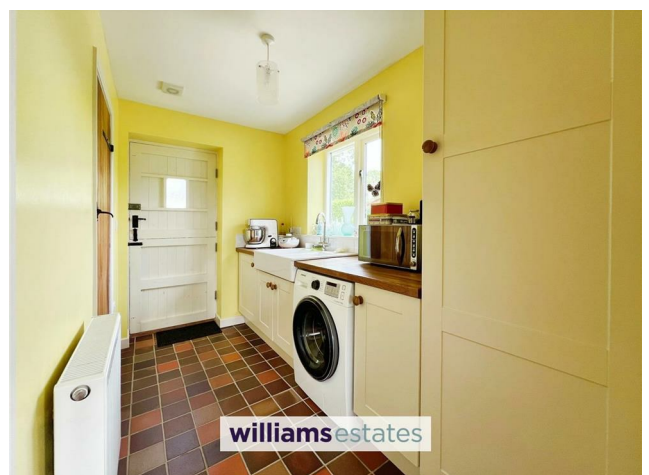
16'9" x 10'6" (5.11 x 3.22)

Tumbled limestone flooring, feature brick infill wall with exposed feature beams, bright and spacious with a double glazed window to the front elevation provided with superb views and a double radiator.

### Kitchen

17'7" x 13'10" (5.38 x 4.22)

Providing Ruabon quarry tiled flooring, a vaulted ceiling with four double glazed windows to the rear and side elevations and two velux roof windows making the room bright and airy, comprehensively fitted with a good range of base units, integrated dishwasher, freestanding large matching cupboard, complimentary oak block working surfaces, Belfast sink with mixer tap over, range master cooker with a 5 ring gas hob supplied by LPG gas bottles, tiled splash back, room for a tall standing fridge and freezer, ample wall sockets, room for a dining table, double french doors leading to the rear garden, double radiator and access through to the:





### Utility Room

10'0" x 5'7" (3.07 x 1.72)

Ruabon quarry tiled flooring continues from the kitchen, oak working surfaces, matching the kitchen, ceramic double sink with mixer tap over, provisions for washing machine, tiled splash back, double glazed window to the rear elevation looking out towards the Clwydian range and Moel Fammau, storage cupboard with coat hanging space, loft access hatch, stable doors that lead to the side elevation and access from utility through to:

### Ground Floor Shower Room

7'8" x 3'4" (2.34 x 1.03)

Low level W.C, pedestal wash hand basin, walk in shower enclosure which is fully tiled with a bifold glass door, double glazed obscure window to the side elevation and Ruabon quarry tiled floor.



### Landing

Ceiling down lights, feature exposed beams, large storage cupboard, velux roof window providing natural light, doors off to all rooms and a double radiator.

### Bedroom One

17'5" x 12'4" (5.32 x 3.77)

Having exposed floorboards, original feature beams and trusses, down lights, picture window to the side elevation looking out over the open countryside, double glazed window to the front elevation and a double panel radiator.



### Bedroom Two

13'5" x 9'11" (4.098 x 3.027)

Exposed flooring, feature exposed beams and truss, ceiling downlights, double glazed window to the front elevation and a double panel radiator.

### Bedroom Three

13'1" x 9'3" (4.004 x 2.831)

Exposed floor boards, original feature beams, double glazed window to the front elevation offering picturesque views of the open countryside and a double radiator.



### Family Bathroom

8'1" x 6'6" (2.471 x 2.002)

Exposed floorboards, original feature beams with a three piece suite comprising of a low level W.C, pedestal wash hand basin with tiled splash back, panelled bath tub having tiling surround, double glazed window having obscure glass to the side elevation, a velux roof window allowing plenty of natural light and an english traditional heated towel rail radiator.

## Outside

The property is accessed through a timber five-bar gate that opens onto a spacious driveway, offering extensive parking and leading to a detached garage. The gardens, predominantly laid to lawn, extend around the front, rear, and sides of the house. Mature hedging along the boundaries, ensuring privacy to the gardens.

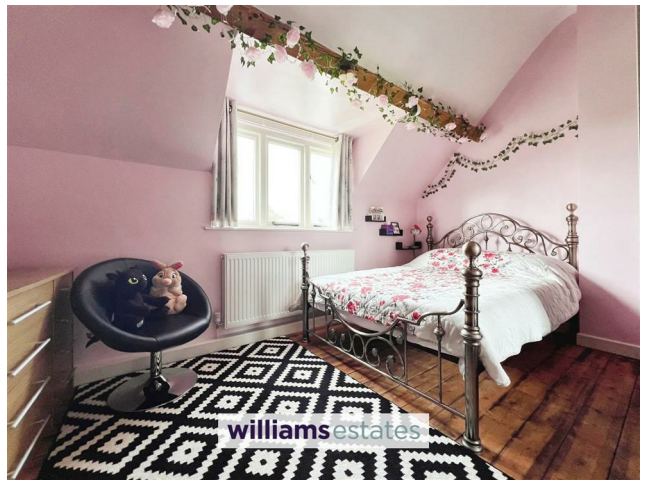
In addition to a timber garden shed, the outdoor space features a patio and a slate seating area. The gardens are beautifully landscaped with a variety of herbaceous borders, shrubs, and plants. There are numerous mature trees, heritage Welsh fruit trees, and a woodruff area having various plants and trees. The oil fired boiler is also located outdoors near the exterior door of the utility room.

## Garage with Small office

A single detached garage features double opening doors and offers access to a boarded-out roof storage space with power and lighting. Additionally, there is an exterior-accessed separate W.C. and a distinct office area with windows overlooking the garden, providing stunning views of the Clwydian Range and Moel Famau.

## Directions

Leave Ruthin on the A494 in the direction of Llanbedr DC and turn left opposite the Griffin Inn. Continue along this road for approximately 1 mile and the property can be found on the right hand side on the T junction.





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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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