



Cwr Y Llan Llanfair Dyffryn Clwyd, Ruthin, Denbighshire, LL15 2RU

£520,000



EPC - null

Council Tax Band - G

Tenure - Freehold

, Ruthin

4 Bedrooms - House - Detached

Presenting a remarkable chance to acquire a four-bedroom residence situated in the serene village of Llanfair Dyffryn Clwyd, nestled on the fringes of Ruthin. This property offers a spacious gravel driveway, completed by the rear garden that provides stunning views of the surrounding countryside. The interior features comprise a well-appointed kitchen, convenient utility room, dining room, inviting living space, a downstairs shower facility, three generously sized double bedrooms, fourth bedroom/office space, and a family bathroom. EPC Rating- D62, Council Tax Band- G, Tenure- Freehold.



Description

A beautiful four-bedroom property available in Llanfair Dyffryn Clwyd, a short 5 minute drive from Ruthin Town Centre. This property offers wonderful views of the well-presented rear garden overlooking the Vale of Clwyd. The property is situated at the end of a very quiet road and comprises a single garage, lovely landscape gardens and plenty of parking for numerous vehicles.

Accommodation

With a double glazed door with panels to either side leading to

Entrance Hall

With doors leading off to all rooms, a turned staircase leading off to the first floor, ceiling downlights, uPVC double glazed leaded window to the front elevation and a panelled radiator.

Living Room

23'4" x 11'11" (7.11 x 3.63)

Bright and spacious with laminate flooring, three uPVC double glazed windows to the front and side elevation with a uPVC part glazed sliding door leading to the rear garden and a double radiator.

Kitchen/Dining Area

16'8" x 9'4" (5.08 x 2.84)

Tiled flooring, laminate worktops with a range of matching wall and base units, integrated electric Neff double oven with integrated, integrated induction hob with extractor hood over, 1½ stainless steel sink and drainer with mixer tap over, two uPVC double glazed windows to the side and rear elevation and a panelled door leading to the rear porch.

Dining Room

10'1" x 12'1" (3.07 x 3.68)

Coved ceiling, uPVC double glazed window overlooking the rear garden, complemented by stunning views over the vale, ample room for a large dining table and a double radiator.

Utility Room

Void for a tall standing fridge freezer, stainless steel sink with tap over, uPVC double glazed window to the side elevation, single radiator and a doorway leading through to the garage.



Downstairs Shower-Room

6'0" x 5'5" (1.83 x 1.65)

Refurbished to a high spec, tiled throughout, shower enclosure, low flush W.C, vanity wash basin, ladder styled towel rail, single glazed obscure window through to the entrance porch and extractor fan.

Bedroom One

16'10" x 11'9" (5.13 x 3.58 (5.14 x 3.59))

Laminate flooring, built in wardrobe and cupboards, providing plenty of storage space, two double radiators, two double glazed windows to the front and rear elevation overlooking fantastic views of the vale.

Bedroom Two

11'11" x 9'11" (3.63 x 3.02 (3.64 x 3.03))

Bright and spacious, built in wardrobes providing plenty of storage, double glazed window to the rear which shows the stunning landscape gardens, overlooking the countryside and a double radiator.

Bedroom Three

11'11" x 9'10" (3.63 x 3.00)

Laminate flooring, built in wardrobe and double glazed window to the rear looking out to stunning views, and double radiator.

Office/Bedroom Four

13'5" x 6'7" (4.09 x 2.01)

With plenty of natural light, laminate flooring and uPVC double glazed window to the front elevation.

Family Bathroom

7'3" x 5'10" (2.21 x 1.78)

Tiled throughout, low level W.C, bathtub with shower over, pedestal wash basin, uPVC obscure double glazed window to the side elevation, chrome ladder styled towel rack and walk in storage cupboard.

Walk in cupboard measures - 2.03m x 1.82m / 6'8" x 6'0"

Outside

The residence is situated on expansive private grounds, on approximately 0.2 acres. Timber-panelled gates open to a gravelled forecourt, offering abundant parking space for multiple vehicles. The landscape is designed for minimal upkeep, featuring an array of well-established shrubs and conifer hedges as the boundaries. Pathways on either side provide access to the rear garden area.

Rear Garden

Offering stunning panoramic vistas to the east and south, overlooking the picturesque Clwydian hills, this garden boasts an expansive patio that spans the entire length of the house. Complemented by a spacious, lush lawn, tended flower and shrub borders, and a decking pathway that guides you to a generous decked patio.

Directions

From the Ruthin office, stay on Well Street heading towards Record Street. Follow Wrexham Road (A525) after you pass 'The White Horse' on the corner in Llanfair DC, take the next left towards 'Graigfechan', stay on this road for 100 yards and you will find the property set back on the right hand side.





Floor Plan

Floor area 101.1 sq.m. (1,088 sq.ft.) approx

Total floor area 101.1 sq.m. (1,088 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

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

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