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**Gwelfryn Llanbedr Dyffryn Clwyd,
Ruthin, Denbighshire, LL15 1UT**

£575,000

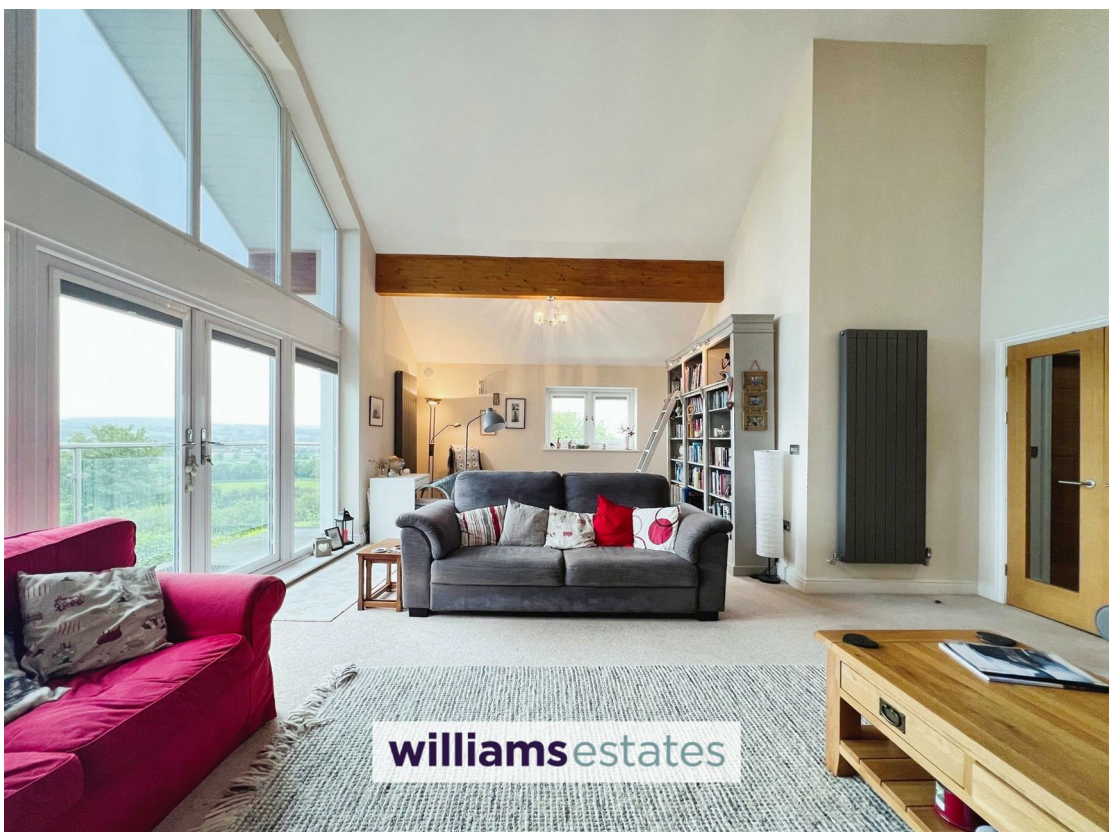
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EPC - A94

Council Tax Band - G Tenure - Freehold

SUMMARY

Nestled in the charming village of Llanbedr Dyffryn Clwyd, this four double bedroom detached house offers modern comfort, eco friendly features (see additional information) boasting spectacular open views of the surrounding countryside. The accommodation features a spacious kitchen/diner, a large living room with a balcony, an office/bedroom, a W.C., three additional bedrooms (two with en-suites), a family bathroom, and a single garage. EPC Rating - A94, Council Tax Band - G , Tenure - Freehold.



First Floor Entrance Hall

uPVC glazed door leading to the entrance, featuring a double-mounted radiator. Doors provide access to all rooms.

Kitchen/Diner

26'0" x 11'3" (7.95m x 3.43m)

Double French doors open into the kitchen, which features tiled flooring throughout. The kitchen boasts complementary countertops with matching wall and base units, a stainless steel sink with a mixer tap and an instant hot water tap. A uPVC double glazed window to the front elevation provides natural light. The kitchen is equipped with an integrated Neff induction hob, oven, and microwave. The dining area includes a double radiator, space for a large dining table, and another uPVC double glazed window to the front elevation. Exposed beams adding character, and a doorway leads to the entrance hall.

Utility Room

The tiled flooring continues from the kitchen, complemented by work surfaces and matching base units. The space includes wall sockets, provisions for a washing machine, and room for a double fridge. A radiator, uPVC double glazed window on the side elevation provides natural light and a stainless steel sink with a drainer and mixer tap.

Living Room

27'3" x 18'6" (8.328 x 5.641)

French doors open into the living room, a bright and spacious area featuring double French doors that lead onto a balcony with stunning countryside views. The room is further enhanced by a high ceiling, a uPVC double glazed window to the front elevation, and expansive side windows. Three large wall-mounted radiators, exposed beams, and integrated speakers that add to the room's functionality.

Bedroom/Office

15'0" x 10'5" (4.579 x 3.180)

Double-panel radiator and uPVC double glazed window on the side elevation.

W.C.

6'11" x 4'8" (2.109 x 1.444)

Low flush WC, pedestal wash basin, chrome heated towel rail, half-tiled walls and a uPVC obscure double glazed window to the rear elevation.

Ground Floor Entrance Hall

With doors off to three bedrooms, turned stair case to first floor and also a door into the garage.





Bedroom One

18'4" x 18'2" (5.61 x 5.56m)

Bright and spacious room featuring uPVC triple-glazed French doors that open onto a patio with stunning countryside views. A uPVC window on the side elevation, downlights and doors lead to an en suite bathroom and a walk-in dressing room.

Bedroom One En Suite

8'10" x 12'3" (2.698 x 3.749)

Featuring a tiled floor and half-tiled walls, this bathroom includes a bath, low flush WC, a shower enclosure, vanity washbasin with a mixer tap, heated towel rail, an extractor fan and a obscure uPVC window to the rear elevation.

Walk in Dressing Room

5'10" x 8'10" (1.795 x 2.709)

Dressing room featuring a uPVC window to the side elevation.

Bedroom Two

13'2" x 9'10" (4.014 x 3.001)

Featuring a uPVC double-glazed window to the side elevation, downlights, and a door leading into...

Bedroom Two En Suite

6'9" x 6'9" (2.078 x 2.061)

Featuring a tiled floor and wall tiling, this bathroom includes a low flush WC, pedestal wash basin, a corner shower enclosure with a tiled surround and an obscure uPVC window on the side elevation.

Bedroom Three

11'5" x 11'4" (3.483 x 3.460)

A bright and spacious room, complemented by modern downlights, featuring a uPVC window on the side elevation that offers views of the Vale of Clwyd.

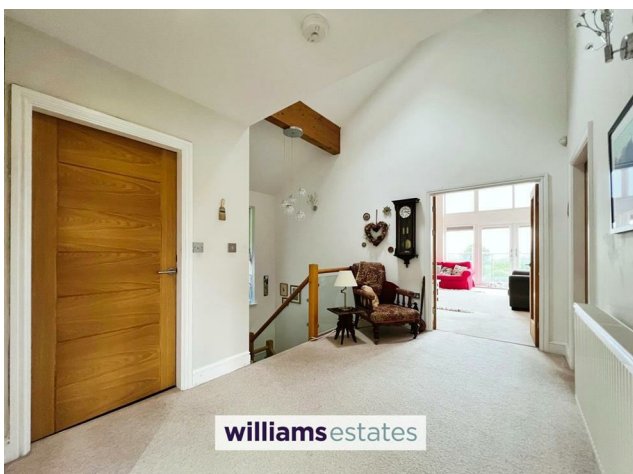
Family Bathroom

11'4" x 6'10" (3.472 x 2.091)

Featuring tiled flooring and half-tiled walls extending to the bath area, this bathroom includes a bath with an overhead shower, low flush WC, and a vanity wash basin. Additionally there is a heated towel rail, extractor fan, and an obscure uPVC window to the side elevation.

Garage

Single garage, with electric door, this space also houses the 2x 13.5Kw Tesla powerwall storage batteries.



Outside

The property boasts ample parking for four vehicles and a private garden offering serene countryside views. The rear garden features a garden shed and a planted orchard. The front garden is equally impressive, with extensive decking that looks over superb views of the countryside and a small wildlife pond. A Skargards Regal wood-burning hot tub for relaxation. Additionally, a convenient door to the rear provides access to an under-stairs storeroom.

Additional Features

The property is equipped with 10 solar panels on the west roof (3.7 kW installed capacity) and 12 solar PV panels on the east roof (4.5 kW installed capacity), ensuring significant energy savings. Additionally, 3 solar thermal panels provide hot water, and 2 Tesla Powerwall storage batteries (with a 13.5 kW capacity). Air source heating system and underfloor heating to ground floor. There is a Kingspan Rainwater recovery system that supplies water to four toilets and external water tap. There is Lambswool insulation to cavity walls and the property is of timber framed construction which was built in 2012.





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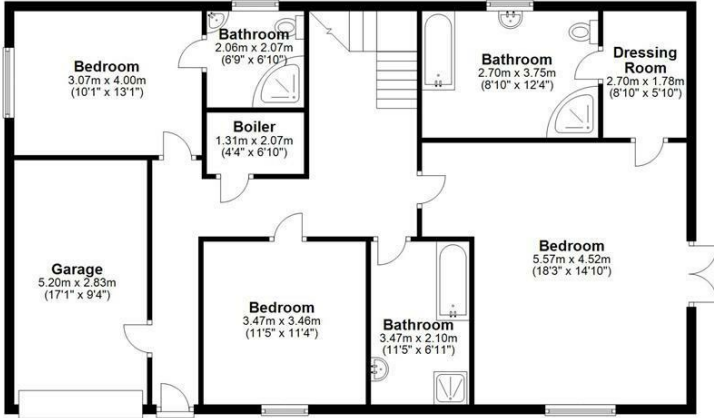
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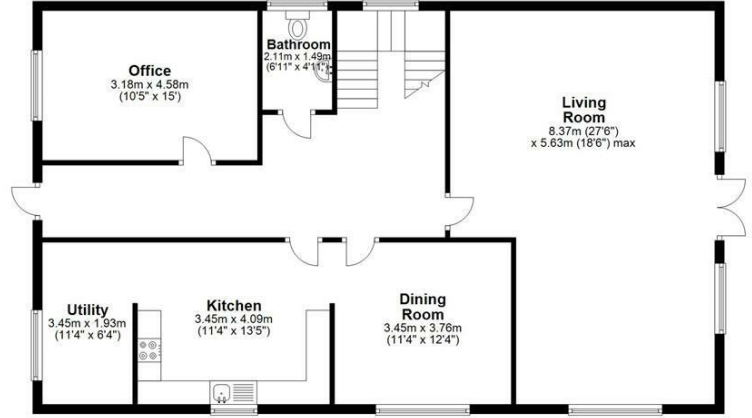
Ground Floor

Approx. 119.7 sq. metres (1288.8 sq. feet)



First Floor

Approx. 119.7 sq. metres (1288.8 sq. feet)



Total area: approx. 239.5 sq. metres (2577.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.