



**23 Tan Y Bryn, Llanbedr Dyffryn Clwyd,
Ruthin, Denbighshire, LL15 1AQ**

£375,000

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EPC - D60 Council Tax Band - G Tenure - Freehold

Tan Y Bryn, Ruthin

4 Bedrooms - House - Detached

Situated on a highly desirable residential area of Llanbedr Dyffryn Clwyd with spectacular views across the Vale and beyond is this spacious family home offer For Sale with NO ONWARD CHAIN.

To the upper ground floor there is an entrance hall leading to the kitchen/breakfast room, dining room with sun room off, bedroom/reception room, with ensuite and a cloakroom. To the first floor split level accommodation you will find a landing space with lighting and room for a desk and potential office space, a spacious lounge situated over the garage with three windows offering spectacular views and a family bathroom. A further set of stairs leads to the second floor landing with a large storage/airing cupboard and doors off leading to a further three bedrooms. To the lower ground floor is a separate utility and boiler room. The property also benefits from enclosed, private rear and side gardens, uPVC double glazing throughout, a double garage and a recently fitted oil fired central heating system. Viewing is highly recommended to fully appreciate this property and it's surroundings.

EPC Rating 60D Tenure - Freehold, Council Tax Band - G



Accommodation

Timber glazed door leading to;

Entrance Porch

4'6" x 14'6" (1.37 x 4.42 (1.3786 x 4.4096))

With tiled flooring, timber framed glazed windows looking out over the front elevation, lighting and timber door with obscured glazed panels to each side leading into:

Entrance Hallway

17'3" x 6'5" (5.26 x 1.96 (5.2610 x 1.9475))

Lighting, power points and radiator, doors leading off to W.C., kitchen, dining room and stairs leading off to both the first floor and lower floor level.

Cloakroom

6'7" x 6'2" (2.01 x 1.88 (2.0040 x 1.8838))

Low flush WC, ceramic wash basin set within a vanity unit having a mixer tap over and timber framed obscured double glazed window to the front elevation.

Kitchen/Breakfast Room

11'10" x 17'6" (3.61 x 5.33 (3.6114 x 5.3281))

Fitted wall, drawer and base units with laminate work surfaces over, vinyl flooring, tiled splash backs, stainless steel single bowl sink, void and plumbing for a dishwasher, free standing Zanuzzi cooker, lighting, power points, radiator, uPVC double glazed windows overlooking the front and rear elevation and timber framed glass door and glazed panels on one side leading into:

Dining Room

11'10" x 13'7" (3.61 x 4.14 (3.6049 x 4.1404))

uPVC double glazed window overlooking the side elevation, lighting, power points, radiator, doors leading through to master bedroom, entrance hall and uPVC double glazed sliding door allowing access to:

Sun Room

11'6" x 7'11" (3.51 x 2.41 (3.5028 x 2.4044))

With uPVC double glazed windows to side elevation, uPVC double glazed door leading to rear garden, power points and lighting.

Ground Floor Bedroom

11'9" x 16'3" (3.58 x 4.95 (3.5856 x 4.9506))

uPVC double glazed windows looking out to both side and rear elevations, lighting, power points, radiator and door leading to:

En-suite

5'10" x 6'10" (1.78 x 2.08 (1.7859 x 2.0814))

Three piece suite comprising shower enclosure with Mira electric unit over, ceramic wash basin set in to a vanity unit with mixer tap over, low flush WC, acrylic panelled walling, tiled flooring and uPVC double glazed obscured window overlooking the side elevation.



First Floor Landing

0'0" x 0'0" (0.00 x 0.00)

uPVC double glazed window overlooking the side elevation having far reaching views towards the historical market town of Ruthin and beyond, radiator, power points, lighting, space for a desk, doors leading off to the living room, family bathroom and stairs leading to the second floor.

Living Room

16'2" x 17'2" (4.93 x 5.23)

uPVC double glazed windows looking over the front, side and rear elevations, radiators, lighting, power points and coved ceilings.

Family Bathroom

6'5" x 7'9" (1.96 x 2.36 (1.9532 x 2.3502))

Three piece suite comprising low flush WC, ceramic wash basin with mixer tap over set into fixed vanity unit, bath with shower over. Acrylic panelled walling, tiled flooring, ladder style radiator, lighting and uPVC double glazed obscured window overlooking the rear elevation.

Second Floor Landing

Radiator, lighting and doors leading off to three bedrooms, storage/airing cupboard and loft access.

Bedroom Two

11'10" x 14'4" (3.61 x 4.37 (3.6028 x 4.3732))

uPVC double glazed windows overlooking the front and rear elevation, built in wardrobes, radiator, power points and lighting.

Bedroom Three

12'0" x 13'8" (3.66 x 4.17 (3.6509 x 4.1627))

uPVC double glazed window overlooking the side elevation, built in wardrobes, radiator, power points, lighting and glazed door giving access to the flat room above the ground floor bedroom with potential for a balcony area

Bedroom Four

6'8" x 11'9" (2.03 x 3.58 (2.0199 x 3.5712))

uPVC double glazed window overlooking the front elevation, built in wardrobe, radiator, lighting and power points.

Lower Ground Floor

10'2" x 3'2" (3.10 x 0.97 (3.0966 x 0.9536))

Ceramic tiled flooring, radiator, uPVC double glazed window overlooking the side elevation and doors leading off to utility, boiler room and access to the side elevation.

Utility

6'6" x 8'9" (1.98 x 2.67 (1.9705 x 2.6601))

Ceramic tiled flooring, lighting, void and plumbing for washing machine, space for tumble dryer with laminate worktop, ceramic Belfast sink with swan neck tap over, space for fridge freezer and uPVC double glazed window overlooking the side elevation.

Boiler Room

Oil fired floor mounted boiler and room for storage.

Double Garage

Up and over door, light and power, uPVC double glazed window to the rear, electric consumer unit, pedestrian door to the side leading under cover to the back door

Outside

The property is approached by a driveway providing off-road parking for multiple vehicles. Paths lead around both sides of the property to the private rear garden which is mainly laid to lawn with patio area to one side, bound by both beech and yew hedging. Access to garage.

Directions

From our Ruthin Office proceed to the bottom of Well Street and take a left turning at the lights onto Rhos Street, continue on the road out of Ruthin past the Ruthin School in the direction of Llanbedr DC, as you enter the village and pass St. Peter's Church, take the next left turning onto Lon Cae Glas, continue up the hill and take the first right turn until you see sign posted Tan Y Bryn to your right and the property can you found in front of you by way of our For Sale board.





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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(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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