



Mynydd Onnen 3 Clwyd Gate Bungalows, Llanbedr Dyffryn Clwyd, Ruthin,

£440,000

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EPC - D57 Council Tax Band - E Tenure - Freehold

3 Clwyd Gate Bungalows, Ruthin

4 Bedrooms - Bungalow

Offered For Sale is this superb four bedroom detached bungalow situated in an Area of Outstanding Natural Beauty with the most amazing panoramic views of the Vale of Clwyd towards Snowdonia and beyond.

The Bungalow is a light and airy property on a large level plot with versatile living accommodation to include reception hall, cloakroom/WC, living room and dining room with windows showcasing the extensive views across the valley and beyond, a well fitted modern kitchen and utility room, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. The property also has the benefit of Full Fibre Broadband, uPVC double glazing, driveway parking and a large garden.

The gardens are principally laid to lawn, well stocked borders having a good variety of trees and shrubs, paved patio area and two drives providing off lane parking and a double tandem garage.

A good range of shopping, leisure and educational amenities can be found in the small market towns of Ruthin and Mold, whilst Chester and the A55 expressway are accessible allowing commuting to North Wales, Manchester, Liverpool and beyond.

EPC rating - D57, Tenure - Freehold, Council Tax Band - E



Description

Mynydd Onnen provides spacious and versatile accommodation that comprises of an entrance porch that opens to a light and airy reception hall, with a feature glass block wall and a cloakroom/WC. The large living room has two picture windows enjoying the extensive views across the valley and beyond with a generous sized dining room having a large sliding double glazed patio window again enjoying far reaching views to the front. A modern well fitted kitchen with many integrated appliances enjoying panoramic views to the rear and a separate good sized utility room, a large master bedroom with fitted wardrobes and having an en suite shower room, three further bedrooms and a family bathroom. The property has two drives providing ample off lane parking, a double tandem garage and large gardens to the front, side and rear. The property is perfectly positioned for those who enjoy the peace and quiet and enjoy outdoor life, yet within easy access of local amenities.



Accommodation

uPVC front door to entrance porch with circular double glazed window to the front with views of the Clwydian range, radiator and glazed oak door leading to.

Reception Hall

14'1" x 6'10" (4.3 x 2.1)

Coved ceiling, radiator, feature glass block wall and tiled flooring.

Cloakroom

Low flush W.C., wash basin, floor to ceiling tiling and tiled floor and extractor fan.

Living Room

18'10" x 14'5" (5.75 x 4.4)

Coved ceiling, double radiator, feature glass block section to the wall, two large double glazed windows overlooking the front and side garden with uninterrupted views across the Vale of Clwyd as far as the Snowdonia range to the West and the sea over 20 miles away.

Dining Room

14'1" x 12'5" (4.3 x 3.8)

Double radiator, glazed door and panels to the kitchen and opening step down to a tiled seating area with double glazed sliding doors, two radiators and uninterrupted views across the Vale.



Kitchen

15'7" x 14'1" (4.77 x 4.3)

Fitted with modern shaker style units, comprising draw and base units with wall units over, sink and drainer unit having mixer tap, integrated dishwasher, double oven, Bosch induction hob with stainless steel extractor above, integrated fridge freezer, LED down lights, tiled flooring, breakfast bar, two vertical flat panel radiators, double glazed window with views across the Offa's Dyke towards Moel Gyw to the rear.

Utility

8'10" x 5'6" (2.7 x 1.7)

Plumbing for washing machine, space for condensing tumble dryer, Worcester oil fired central heating boiler, stainless steel sink with mixer tap, wall units, double glazed window to the rear garden and uPVC door to the rear.

Bedroom One

17'8" x 14'1" (5.4 x 4.3)

Built in wardrobes, radiator and uPVC double glazed window to the rear elevation.

En-Suite

6'10" x 5'6" (2.10m x 1.70m)

Modern suite comprising shower enclosure, low flush w.c, wash basin in fitted furniture, wall units above, LED down lights, chrome heated towel rail, tiled walls and floor, extractor fan and double glazed window to the rear.

Bedroom Two

11'9" x 9'4" (3.6 x 2.85)

Radiator, uPVC double glazed window to the front, twin window aspect to side and front

Bedroom Three

9'10" x 9'6" (3.00 x 2.9)

Double radiator, uPVC double glazed window to the rear and loft access hatch.

Bedroom Four

12'1" x 7'4" (3.7 x 2.26)

Currently being used as an office. Double radiator and double glazed window to the side elevation

Bathroom

Panelled bath, electric shower over, pedestal wash basin, W.C, floor to ceiling wall tiling to the majority, radiator and double glazed window to the rear.

Outside

Two driveways providing off lane parking together with a tandem double garage. There is a raised paved patio area to the front and the front garden section is gravelled. The well tended large gardens to the front, side and rear are principally laid to lawn having well stocked borders with a good variety of trees and mature shrubs, together with a second paved rear patio area with further fantastic views across the Offa's Dyke to Moel Gyw to the rear.

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 pass St. Peter's Church on the left continue straight on for approximately 1 mile past the former Clwyd Gate restaurant on the left, whereupon the access to Clwyd Gate Bungalows will be seen on the right hand side.





Floor Plan

Floor area 173.8 m² (1,870 sq.ft.)

TOTAL: 173.8 m² (1,870 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(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.

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