



Glenhaven Llanbedr Dyffryn Clwyd, Ruthin, LL15 1TA

£199,950

2 1 1 F

EPC - F30

Council Tax Band - D

Tenure - Freehold

, Ruthin

2 Bedrooms - House - Terraced

*** No Onward Chain ** An attractive mid terraced house with extensive rear gardens of about 0.2 acres.

Standing in a rural setting and close to the Clwydian hills and the medieval town of Ruthin. The accommodations is spacious and boasts a canopy entrance, living room with beamed ceiling and wood stove, kitchen and adjoining kit/utility room, modern bathroom. and to the first floor two/three bedrooms. Some uPVC glazing to windows and having oil fired central heating. Externally offering tranquil larger than average gardens to the rear with lawns, several mature fruit trees and a sheltered and secluded setting, with views beyond over farmland to The Clwydian Hills. No off street parking but possibly front area could be taken away for parking.

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Accommodation

Out built front porch with a glazed and panelled door leading into

Living Room

13'3" x 10'9" (4.06 x 3.30)

With open tread staircase rising off, beamed ceiling, brick arched recess with raised hearth and wood burning stove, wall light points, double glazed window to front, telephone point, panelled radiator and door leading into

Kitchen

8'9" x 8'7" (2.69 x 2.64)

With a range of base and wall mounted cupboards and drawers with a wood grain effect finish to door and drawer fronts, contrasting stone effect working surfaces, electric cooker, tiled splash, extractor fan above, integrated fridge and freezer, display cabinet and open shelving unit. Tiled flooring, panelled and glazed door to rear. Opening into

Utility Room

6'7" x 7'4" (2.01 x 2.26)

With worktop with inset single drainer sink, plumbing installed for washing machine and dishwasher, wall cabinets, modern double glazed window, single glazed window, panelled radiator.

Bathroom

8'2" x 6'3" (2.51 x 1.91)

With a modern white suite comprising panelled bath with electric shower over, pedestal wash basin with tiled splash and low level WC, extractor fan, panelled radiator.

Stairs from Living Room to Landing

Bedroom One

13'5" maximum x 10'11" (4.09 maximum x 3.35)

With double glazed window with views across the vale in a westerly direction. High vaulted ceiling with high level louvre door cupboards, panelled radiator.



Bedroom Two/Landing/Study

8'0" x 8'9" (2.44 x 2.67)

With single glazed window to rear, high level storage cupboard, hanging rail, panelled radiator and door leading into

Bedroom Three

13'1" x 7'8" (4.01 x 2.34)

With dual aspect with two windows overlooking the rear garden, louvre door airing cupboard with pre lagged cylinder and immersion heater, panelled radiator.

Outside

Pedestrian gated entrance to front with pathway, mature hedging and gravel. To the rear a glazed door leads from the kitchen to a paved and slabbed domestic area with oil fired boiler providing heating and hot water and access to one side leading via the pedestrian right of way to the country lane. There is a low level stone wall with steps leading up to a very extensive and mature garden, extending in total to about 0.2 acre. It provides a secluded haven with a number of mature fruit trees and a large timber framed and panelled garden shed. The rear boundary opens to adjoining farmland with delightful views of the Clwydian Hills.

Right of Way/Notes

The property benefits from a right of access over the adjoining house, leading to the rear.

There is a soak away and pump for sanitary - soak away in the garden of the property, pump in the neighbours property to the left

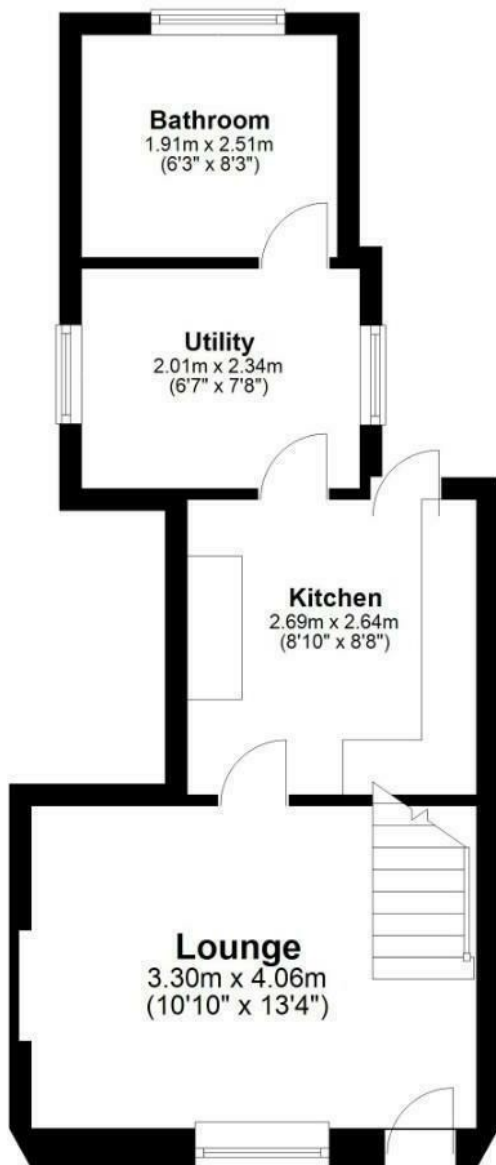
Directions

From the Agent's Ruthin Office take the A494 Mold Road proceeding for some 2 miles and on entering the village of Llanbedr Dyffryn Clwyd turn left onto the B4529, signposted Llandyrnog, which is opposite The Griffin Inn and adjoining the Parish Church. Continue for approximately 0.5 mile and on reaching the white railings turn right signposted Llangynhafal continue past Llanbedr Primary School and continue for approximately 0.3 miles and the property will be found on the right hand side.



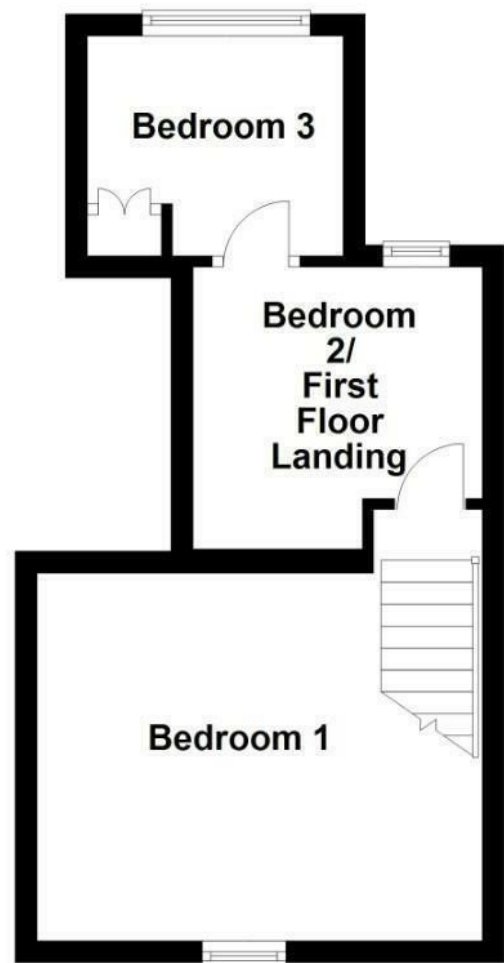
Ground Floor

Approx. 30.7 sq. metres (330.0 sq. feet)



First Floor

Approx. 24.6 sq. metres (265.2 sq. feet)



Total area: approx. 55.3 sq. metres (595.2 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(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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