



**Cefn Isaf Clocaenog, Ruthin,
Denbighshire, LL15 2AT**

£360,000

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EPC - G21 Council Tax Band - F Tenure - Freehold

Clocaenog, Ruthin

2 Bedrooms - Bungalow - Detached

**** NO ONWARD CHAIN **** A two/three bedroom chalet bungalow, surrounded by extensive woodland and grounds with a stream running along the boundary. This is a rare find and would benefit from a scope of renovation works with the potential for a beautiful family home in private surroundings in a picturesque woodland setting.

The accommodation boasts a bright living room with elevated views and a large wood burning stove, kitchen with a lean to currently used as a craft room off, two/three bedrooms and bathroom.

EPC Rating - F21, Council Tax Band - F, Tenure - Freehold



The accommodation provides:

Part glazed door to:

Reception Hall

Quarry tiled floor, doors off to all rooms, access to the loft space.

Living Room

28'6" x 12'6" (8.69 x 3.83)

A wooden fire surround housing a large cast iron stove on a raised slate hearth, large bay window and one single glazed window to the front elevation taking advantage of the views, feature stain glass window.

Kitchen

16'2" x 10'11" (4.93 x 3.34)

Fitted with base units and granite working surfaces, large double Belfast sink having a mixer tap, void for fridge and freezer, central heating boiler, glazed door to Lean to craft room, secondary glazed window, single panel radiator, quarry tiled floor, wood paneling to ceiling, loft access

Lean to Craft Room

17'7" x 9'3" (5.36 x 2.82)

Range of windows to the rear and side, double door open to the rear, radiator, plumbing for washing machine,

Bedroom One

12'2" x 12'4" (3.71 x 3.77)

Window to the side, radiator, built in wardrobe having louvred doors.

Bedroom Two

9'4" x 8'7" (2.86 x 2.62)

Window to the rear, radiator.

Study/Possibly Bedroom Three

9'0" x 7'2" (2.76 x 2.19)

Bay window to the front elevation, glazed double doors open to the side, radiator.



Bathroom

8'7" x 6'1" (2.62 x 1.86)

Three piece suite comprising a panel bath, pedestal wash hand basin, WC, part tiled walls, window having frosted glass to the rear elevation, radiator, timber panel ceiling to the bathroom.

Outside

A driveway leads to the property providing ample parking for several vehicles, in turn leading via steps to the accommodation. The property is set in pretty woodland with various pathways to explore the woodland and informal gardens which extend to approximately 0.78 hectares with a stream running along the boundary. The Oil tank is located to the rear of the property.

Directions

From Ruthin follow Mwrog Street for the B5105 in the direction of Clawddnewydd. Upon reaching the village of Clawddnewydd take the first turning on the right before the bus stop onto Crwd yr Awel and continue for approximately 1 mile and the property can be found on the right hand side by way of our For Sale board. What Three Words - ///meaning.inflates.interacts





Floor Plan

Floor area 118.1 m² (1,271 sq.ft.)

TOTAL: 118.1 m² (1,271 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

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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		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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