



Bryn Golygfa Lon Y Mynydd, Llanbedr Dyffryn Clwyd, LL15 1UZ

£415,000

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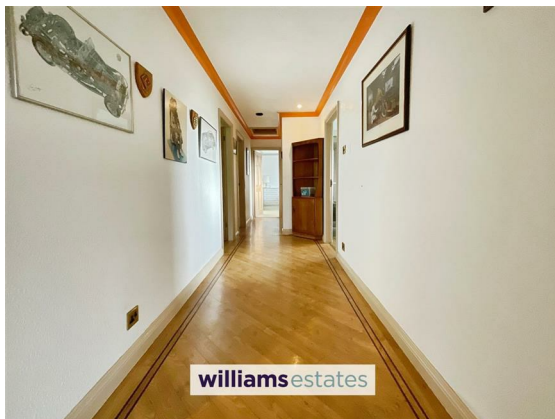
EPC - E51 Council Tax Band - G Tenure - Freehold

Lon Y Mynydd, Llanbedr Dyffryn Clwyd

4 Bedrooms - Bungalow - Detached

Available with no onward chain, this substantial four bedroom detached family home occupying a large plot located in the highly favourable area of Llanbedr Dyffryn Clwyd. Built in 1984 and located within an area of outstanding natural beauty, the property boasts spectacular panoramic views across the Vale of Clwyd as well as half an acre of well kept gardens to the front and rear. The bungalow is ideally situated just five minutes from Ruthin and fifteen minutes from Mold and is within close proximity to local schools, shops and amenities.

With some upgrading required to become a stunning residence the accommodation comprises entrance porch, entrance hall, large L shaped living room with dining area, fitted kitchen, four double bedrooms with an ensuite to the master and a family bathroom. There is also a double garage, a workshop, a utility room and half cellar. The property is approached by a sweeping private and secluded drive to Bryn Golygfa and Hillcrest, which provides parking for multiple vehicles. There are large mature gardens to both front and rear of the property which have been well maintained by the owners. The gardens enjoy a sunny aspect and benefit from having the sun all throughout the day. There are stunning views from most rooms in the house, as well as a balcony which is the perfect place to sit to enjoy the outlook. The property has uPVC double glazing throughout and the heating is provided by oil. Viewing in person is essential to truly appreciate the size and the views of the property.



Accommodation

Wooden glazed double doors with side glass panels opens into:

Entrance Porch

With quarry tiled flooring and feature doorbell, leading into:

Entrance Hall

With radiator, power points, telephone point, wood effect flooring of Karndean manufacture, six panelled doors in light french oak lead to all rooms, two storage cupboards with one housing the water Cylinder and the other for storage.

L Shaped Living Room/Dining Room

28'1" x 20'2" (8.56 x 6.17)

A Large and naturally bright room featuring a log burning stove set into hearth of local Horeshoe Pass Quarry black slate and wooden surround, television point, three radiators, multiple power points, space for large family dining set, two uPVC double glazed french doors leading out onto a tiled and elevated external balcony with ironwork steps down to the rear garden.



Kitchen

13'1" x 13'1" (3.99 x 3.99)

A good sized kitchen featuring a range of solid English oak fronted wall, drawer and base units with complimentary granite worktop surfaces over, double sink and drainer grooves, electric hob with granite splash-back up stand behind, electric double oven, integrated fridge, space for dishwasher, uPVC double glazed window to the side, central area for breakfast table and multi panel faceted glass door gives access into:

Side Conservatory

9'8" x 3'1" (2.95 x 0.94)

With storage space, ceramic tiled floor, uPVC double glazed windows to the side and a door leading out to the front of the property.

Bedroom One

13'3" x 12'2" (4.04 x 3.71)

With fitted wardrobes, fitted bedroom furniture, radiator, power points, television point and uPVC double glazed window to the rear enjoying beautiful far reaching views.

Ensuite

10'2" x 7'3" (3.12 x 2.21)

Featuring a white four piece suite comprising push button flush WC, panelled bath, corner shower enclosure and sink inset into Ellis manufactured solid oak fronted vanity unit with mirror, lights and cupboard above, with chrome ladder style heated towel rail, fully tiled walls, wood effect flooring of Karndean manufacture, and uPVC double glazed obscured window to the side.



Bedroom Two

13'1" x 10'2" (3.99 x 3.12)

A good sized room with radiator, power points and uPVC double glazed window to the front overlooking the front garden.

Bedroom Three/Office

11'5" 10'2" (3.48 3.12)

Another good sized bedroom which is currently being used as an office, with built in wardrobe suite with inbuilt radiator and storage cupboards and matching desk on opposite wall, wood effect flooring of Karndean manufacture, power points, radiator and uPVC double glazed window to the front overlooking the front garden.

Bedroom Four

10'7" x 10'2" (3.23 x 3.12)

With built in wardrobe suite and inbuilt radiator and storage cupboards, further radiator, wood effect flooring of Karndean manufacture television point and uPVC double glazed window to the front overlooking the garden.

Main Bathroom

10'4" x 7'6" (3.15 x 2.29)

Featuring a coloured four piece suite comprising low flush WC, pedestal hand wash basin, shower enclosure and panelled bath, with tiled walls, wood effect flooring of Karndean manufacture and obscured uPVC double glazed window to the rear.

Utility Room

10'2" x 7'3" (3.12 x 2.21)

With power, light and plumbing and space for a washing machine, space for a tumble dryer, space for freezer and ample space for an additional fridge. With tiled floor, belfast sink, shelving, cupboards and ample storage space.

Workshop

10'4" x 7'6" (3.15 x 2.29)

Currently being used as a workshop but could be utilised as further storage, hobby area with power and light.

Double Garage

19'5" x 14'2" (5.92 x 4.34)

With up and over door, power, light and uPVC double glazed window to the rear.

Outside

The property is approached by a private and secluded tarmac driveway that leads down to the double garage. There is ample parking for multiple vehicles. To the front of the property there is a large well kept lawned garden and a range of mature shrubs, plants and specimen trees. There are beautiful views towards the Clwydian mountain range and open fields. To the front of the house there is also a patio area and access to the rear of the property from both sides. To the rear there is a further patio area, a gravelled area, a greenhouse with Black Hamburg grape vine, shed and a large lawned garden with vegetable and soft fruit plots, as well as a range of mature shrubs, plants and trees. The gardens are bounded by mature hedging and fencing and enjoy a sunny aspect to the front and rear. The view across the Vale of Clwyd from the garden is simply stunning and must be seen in person to be fully appreciated.

Directions

From our office in Ruthin, head south-east on Well St towards Record St, make a slight right onto Well St/A525, then turn left onto Rhos St, then turn right onto Rhos St/A494, continue along the A494 for 1.9 miles, you will see a lane with Lon Y Mynydd on it. Turn left into the lane and follow this lane taking the first right up a drive shared with Hillcrest. The drive bears right at the tip and the double five barred gates to Bryn Golygfa are straight ahead.





Floor Plan

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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