

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

£450,000

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EPC - A96 Council Tax Band - F Tenure - Freehold

Tan Y Bryn, Ruthin

3 Bedrooms - House

Located in the village of Llanbedr Dyffryn Clwyd, this charming house on Tan Y Bryn offers a delightful blend of comfort and stunning natural beauty. With three well-appointed bedrooms, each featuring its own en suite bathroom, this property is perfect for families or those who enjoy hosting guests.

The heart of the home is a spacious kitchen that flows seamlessly into a welcoming living room, complete with a cosy pellet stove, and underfloor heating throughout the first floor ideal for those chilly evenings. The two reception rooms provide ample space for relaxation and entertainment, ensuring that there is room for everyone.

One of the standout features of this property is the incredible views that surround it, allowing you to enjoy the serene landscape of the Clwydian Hills and the Dee Valley from the comfort of your own home. The outdoor space includes off-street parking and a garage, providing convenience and security for your vehicles.

With its modern amenities and beautiful surroundings, it presents an exceptional opportunity for anyone looking to settle in this beautiful part of Wales.



Accommodation

A uPVC door with panelled glass window opening into:

Entrance Hall

A large L shaped bright hallway, downward lighting with stairs off and doors leading into:

Kitchen

16'4" x 13'4" (5.000 x 4.085)

A range of wall draw and base units, with work tops above, integrated dishwasher, washing machine, fridge and freezer. One and a half sink with drainer, mixer tap. Electric range master with six ring hob and above extractor fan. Tiled flooring, uPVC double glazed window to the side elevation and patio doors leading to the rear garden.

Living Room

15'10" x 20'6" (4.845 x 6.252)

A large bright and airy room situated at the front elevation, with patio doors leading out onto the balcony also enjoying fabulous views over the Clwydian Range and Dee Valley. With power points, downward lighting, a pellet stove burner heating the water supply

Downstairs WC

3'11" x 4'9" (1.200 x 1.457)

Built in low flush WC with white ceramic wash basin, tiled surround and tiled flooring

Master Bedroom

14'5" x 13'8" (4.401 x 4.180)

A good sized room with two uPVC double glazed windows, power points, downward lighting, and a door leading into:

Wet Room

7'8" x 8'0" (2.349 x 2.457)

A large tiled wet room with low flush WC, wash basin, walk in shower with black rainfall shower head, tiled surrounding and stainless steel towel radiator with a small double glazed uPVC window.



Landing

A bright and airy space, stairs off from the entrance hall, with doors off and storage cupboard housing the built in vacuum, boiler and solar panel box and fuse box, uPVC double glazed annex.

Bedroom Two

15'11" x 18'1" (4.853 x 5.518)

Having a large uPVC double glazed window and a small uPVC double glazed window to the front elevation with stunning views over the clwydian Range and Dee Valley, radiator, power points, beamed ceiling and a door leading into:



Ensuite

6'0" x 6'5" (1.836 x 1.965)

With a low flush WC, wash basin, shower cubicle with stainless steel power shower, tiled surround and tiled flooring.



Bedroom Three

14'4" x 11'3" (4.393 x 3.433)

With high vaulted ceilings, eave storage, walk in wardrobe, two radiators power points, double glazed uPVC windows looking out onto the rear garden area with a door leading into:

Ensuite

6'0" x 8'8" (1.835 x 2.655)

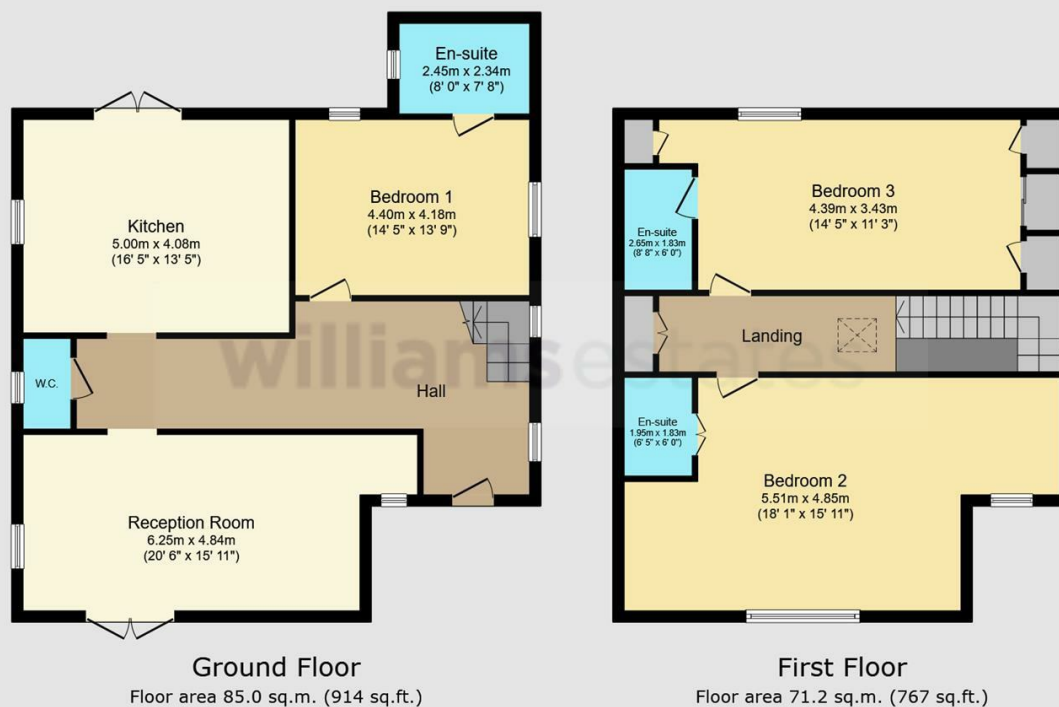
Three piece white suite including, low flush W.C, wash basin and bath with over head shower with stainless steel taps. Tiled surrounding with tiles floor and stainless steel wall mounted towel radiator.



Outside

Paved patio stairs leading up with single garage under the property access to the rear garden via either side, electric powered lift from drive way to first floor.





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		
(92 plus) A	96	98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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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