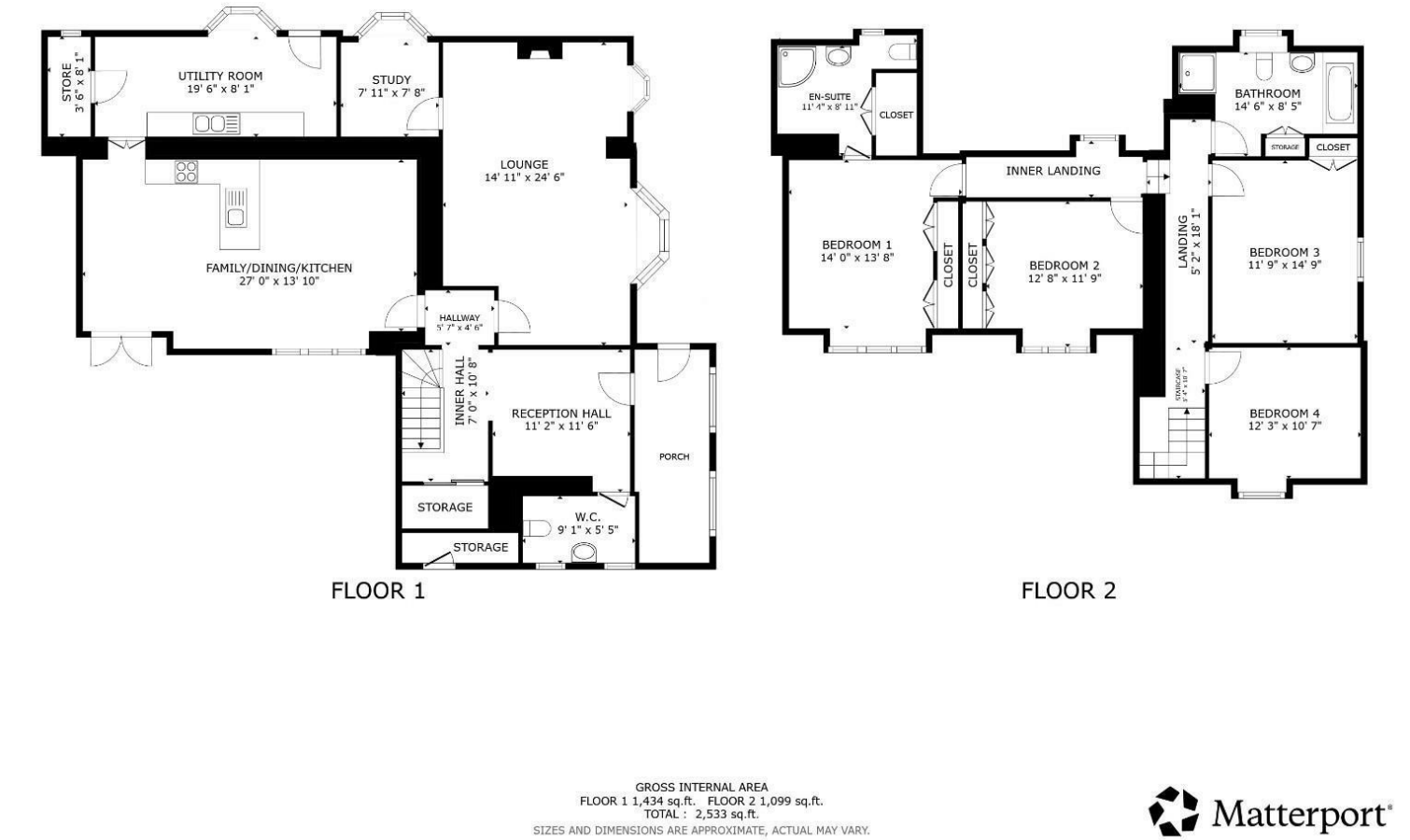




LOCATION



Llanbedr D.C. Stands on the lower slopes of The Clwydian Hills some 2.5 miles from the medieval town of Ruthin and 9 miles from Mold. Both provide a wide range of shopping facilities catering for most daily requirements, together with primary and secondary schools for all ages together and leisure facilities. Chester is some 23 miles with excellent road connections to the motorway network. There is a popular Inn, parish church and village hall in the centre some 500 yards distant, and the primary school is off the road to Llandrynog.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

UPVC double glazed front door leading to large outbuilt reception hall/sun room.

RECEPTION HALL/SUN ROOM

3.51m x 3.40m (11'6" x 11'2")

Four large windows to front affording a predominately westerly aspect over the gardens and beyond Ruthin and in the far distance to Snowdonia. Ceramic tiled flooring. Glazed and panelled door leading to central reception hall.

CENTRAL RECEPTION HALL



High ceiling with arched detailing to the inner hall with staircase rising off, enclosed understairs cupboard, plate rail, parquet block flooring, panelled radiator.



CLOAKROOM



Modern white suite to a Victorian style with pedestal wash basin and low level WC, part tiled walls, ceramic tiled flooring, two double glazed windows, panelled radiator.

LOUNGE

7.47m x 4.55m (24'6" x 14'11")



A spacious room with shallow bow window to front affording views towards Ruthin, further double glazed window to one side, feature stone faced chimney breast with arched display niche and oak shelving, recessed fireplace with marble hearth and free-standing wood stove, TV point, ceiling downlighters, panelled radiator.



OFFICE

2.41m x 2.34m (7'11" x 7'8")



Double glazed window.

KITCHEN/DINING AND FAMILY ROOM

8.23m x 4.22m (27' x 13'10")



Very much the heart of the home, it is a spacious and versatile room fitted with a contemporary range of furnishings. T



he kitchen has a range of base and wall mounted cupboards and drawers with a light grey painted finish in the main enhanced by oak doors to either side of the former chimney breast. There is a black enamel Rayburn which interconnects into the heating and domestic system together with two ovens and hotplates. The kitchen has black granite working surfaces to include an inset sink with mixer tap, dresser style unit with two glazed display cabinets, extractor fan, inset Neff ceramic hob. Peninsular divide providing breakfast bar together with additional storage. Pantry cupboard, integrated fridge, inset Neff double oven.



To the dining and lounge is an oak boarded floor with downlighters, double glazed window to a secluded side patio, panelled radiator. The kitchen area has a riven stone effect ceramic tiled floor also with downlighters and twin glazed patio doors opening out. Twin doors open to utility room.