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**Plas Newydd, Clawddnewydd – LL15 2NG**

Offers in Region of **£695,000**

# Plas Newydd

Clawddnewydd, Ruthin

Welcome to this exceptional four bedroom, three bathroom detached house, thoughtfully designed to combine comfort, style, and practicality. The spacious layout includes three beautifully appointed reception rooms. Upon entry, a grand entrance hall with elegant tiled flooring and a decorative staircase sets a warm and welcoming tone. The inviting living spaces feature highlights such as a striking stone fireplace with a wood burning stove. A spacious kitchen, complete with wooden cabinetry, integrated appliances, and an open plan dining area. Generous bedrooms offer ample storage with built-in wardrobes, exposed beams for character.

This property is truly enriched by its outstanding outdoor and additional features including a large, well maintained garden and expansive driveway, accessed via a charming gated entrance for added privacy and a four car garage and workshop which could be converted into an annex or holiday let (subject to any necessary permissions). The conservatory, boasts panoramic countryside views. The bathroom is equipped with modern fixtures, including a corner bath and separate shower enclosures. Practical touches such as a fully equipped utility room further enhance day to day convenience. Viewing is highly recommended to fully appreciate what this home has to offer.



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### **Accommodation**

uPVC double glazed door with door glazed panels to each side, leading into:

### **Entrance Porch**

Having tiled flooring, storage room off with shelving, glazed door with glazed panel adjacent into:

### **Reception Hall**

Double radiator, tiled floor, stairs leading off, boot room with coat hanging space and shelving for boots.

### **Dining Room**

15' 9" x 14' 8" (4.80m x 4.47m)

A large room with double radiator, double glazed window to the front elevation with views. Leading into:

### **Sitting Room**

16' 5" x 14' 0" (5.00m x 4.27m)

With a featured brick built chimney, double radiator, two double glazed windows to the side elevation and double glazed window to the front elevation.

### **Living Room**

15' 9" x 14' 1" (4.80m x 4.30m)

Having a wood burner stove on stone hearth, featured fireplace, double glazed window to the side elevation, double glazed door leading into:

### **Front Conservatory**

15' 9" x 8' 10" (4.80m x 2.70m)

Has tiled floor, beyond 180 panoramic views and double doors to the side elevation.

### **Kitchen**

15' 7" x 7' 10" (4.76m x 2.40m)

With oak fitted units comprises draw and base units with wall units over, one and half bowl sink, single drainer, mixer tap, space for range cooker, under units lighting, double radiator, further matching dressing unit with same base units and glazed display units.



**Breakfast Room**

10' 5" x 10' 3" (3.18m x 3.13m)

The breakfast room has radiator, double glazed windows to the front and side elevation again with breathtaking views.

**Rear Vestibule**

From the breakfast room is a small enclosed entryway which is tiled and having radiator, double glazed door to the rear, cloak room with hanging space.

**Utility Room**

10' 4" x 6' 7" (3.14m x 2.00m)

With plumbing for washer machine, void for tall standing fridge/freezer, space for dryer, oil fired central heating boiler and double glazed window to the side elevation.

**Shower Room**

10' 10" x 3' 3" (3.30m x 1.00m)

With low flush W.C, wash basin, shower enclosure, fully tiled around the shower, extractor fan and radiator.

**Landing**

Turn stairs from the reception hall, with radiator, two roof windows, linen cupboard with hot water cylinder and shelving and doors off:

**Bedroom One**

16' 5" x 14' 7" (5.00m x 4.45m)

Has fitted wardrobe, double radiator, large window to the front elevation, door leading into:

**En-suite**

7' 5" x 5' 10" (2.25m x 1.77m)

Having shower enclosure, wash basin, storage units, low flush W.C, floor to ceiling tiling and double glazed window.

**Bedroom Two**

16' 1" x 11' 10" (4.90m x 3.60m)

A L-shaped room with radiator, double glazed window to the side elevation.



**Bedroom Three**

14' 0" x 10' 5" (4.26m x 3.17m)

With double radiator and double glazed window to the front elevation

**Bedroom Four**

13' 7" x 10' 6" (4.14m x 3.20m)

Has double radiator, built in wardrobes and double glazed window to the front elevation.

**Study**

9' 10" x 5' 7" (3.00m x 1.70m)

Has double radiator, powerpoints and roof window.

**Bathroom**

8' 10" x 8' 10" (2.70m x 2.70m)

With corner bath, shower enclosure, pedestal wash basin, low flush W.C, floor to ceiling tiling, double radiator and double glazed window.

**Garage**

35' 9" x 14' 11" (10.90m x 4.55m)

With open vaulted ceiling, high roller shutter door, two double glazed windows and stable door to the front, slate flooring in parts, next to this is a:

**Workshop**

19' 3" x 16' 11" (5.86m x 5.15m)

Which has a further tools store off, additional wood store and tool room.

**Outside**

A wooden gate, opens on to a paved driveway way, leading down to a further paved area providing ample parking with laid to lawn surrounds, mature heading.

**Garage:** 4 Parking Spaces

**Off street:** 4 Parking Spaces

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### Ground Floor

Floor area 136.2 sq.m. (1,466 sq.ft.)



### First Floor

Floor area 99.1 sq.m. (1,067 sq.ft.)



### Outbuilding

Floor area 90.8 sq.m. (978 sq.ft.)

Total floor area: 326.2 sq.m. (3,511 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](http://www.Propertybox.io)

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