



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,114 sq.ft. FLOOR 2 1,369 sq.ft.
TOTAL : 2,483 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		74
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

Bronallt
Clawddnewydd, Ruthin, Denbighshire
LL15 2NA

Price
£575,000

A VERY SPACIOUS FIVE BEDROOM ARCHITECT DESIGNED DETACHED HOUSE standing on the periphery of this popular rural village amidst extensive grounds of about 0.8 acres and enjoying an open southerly aspect across rolling countryside towards the Berwyn Mountains. It affords an enclosed porch, central hall, spacious lounge with twin glazed doors opening to the dining room, day lounge, large fitted kitchen with range and adjoining breakfast room, rear hall with utility room and cloakroom, first floor landing, bedroom with fitted wardrobes and en suite shower room, three further double bedrooms, two with fitted wardrobes and bedroom five, bathroom with shower. Private driveway leading to a wide parking area to one side and rear with detached garage, extensive informal lawned gardens enjoying far reaching views.

LOCATION



The property is located on the periphery of this rural village some 5.5 miles from the market town of Ruthin. The village is centred on its popular community owned inn together with village and community hall and village stores.

Please note, the adjoining yard which was used in connection with the owner's engineering business has now closed and moved to a new site in Ruthin and it is the intention of the site to be redeveloped in the near future.

DIRECTIONS

From the agent's Ruthin office take the B5105 Cerrigydrudion road proceeding through Llanfwrog and after some 5 miles enter the village of Clawdd-Newydd. Proceed past the Glanllyn Inn and thereafter take the first left fork and continue to the minor X roads, turning left whereupon the entrance to the house will be found immediately on the left hand side.

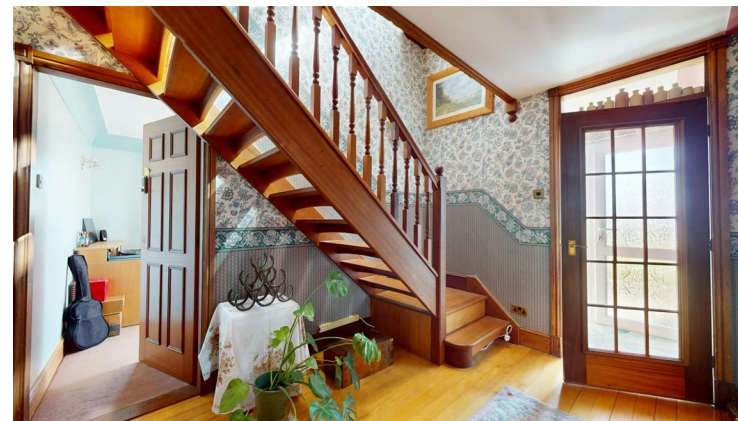
THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Modern UPVC double glazed door with matching panel to side leading to entrance porch, oak flooring which extends into the adjoining central hall, deep coved ceiling, panelled radiator.

HALL

3.35m x 2.64m (11' x 8'8")



Hardwood open tread staircase rising to the first floor, oak flooring, deep coved ceiling, panelled radiator.

LOUNGE

6.25m x 3.99m (20'6" x 13'1")



A spacious and well lit room with a wide double glazed window affording spectacular views in a southerly direction across the gardens and beyond rolling countryside to the Berwyn Mountains, feature Jacobean brick lined recessed fireplace with raised slate heart and large cast iron multi fuel fire grate, deep coved ceiling with wall light points, TV point, panelled radiator. Twin glazed hardwood doors leading to dining room.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW



TENURE

Believed to be freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band G

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

BEDROOM FIVE

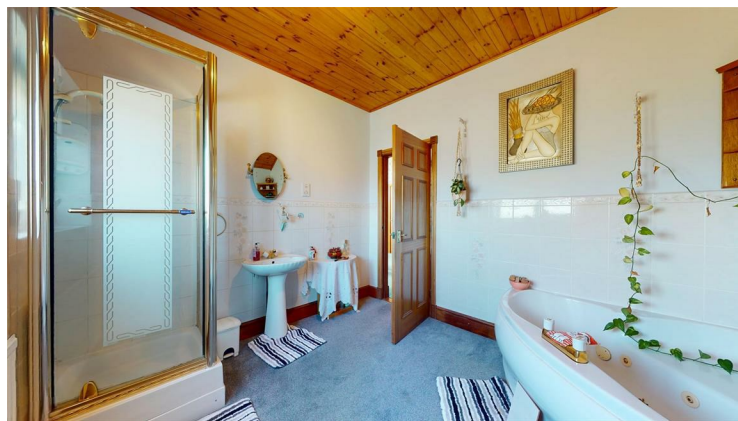
3.18m x 2.59m (10'5" x 8'6")



Double glazed window, panelled radiator.

BATHROOM

3.73m x 3.20m (12'3" x 10'6")



Large corner jacuzzi style bath, separate shower cubicle, pedestal wash basin, bidet and WC, part tiled walls to a decorative dado, partially vaulted ceiling clad in pine, panelled radiator.

OUTSIDE

The property is approached off a minor country lane to the southern side of the village with a wide splayed entrance and decorative gates leading to a driveway which opens to a wide parking area and thereafter extending along the southern elevation to the rear where there is a further parking area and access to a detached garage.

DETACHED GARAGE

Purpose built brick garage with electric roller shutter door, electric light and power installed, personal door to side.

GARDENS



The house stands in a slightly elevated position being bounded by substantial stone boundary wall to the front with a central pathway and steps leading to a low maintenance garden which is mainly gravelled and with established and well stocked flower and shrub borders. Beyond there is an extensive lawned garden which enjoys splendid views towards the Horseshoe Pass and Berwyn Mountains together with along the valley of the River Clwyd in the direction of Corwen. There are a number of mature fruit trees and further hard standing providing space for caravan or boat.



KITCHEN/BREAKFAST AND FAMILY ROOM

6.65m x 4.11m (21'10" x 13'6")



A spacious room with an extensive range of fitted units to the kitchen area with oak panelled door and drawer fronts and contrasting granite effect working surfaces. There is a large Ever Hot electric range cooker with twin hot plates with induction hob and traditional cast iron top, both with covers, integral ovens and grill, matching granite effect upstand with a large Belling extractor hood and light above, inset one and half bowl sink with mixer tap and drainer, integrated Hotpoint dishwasher (not in working order), space for upright fridge/freezer, central matching dais with fitted cupboards and peninsular breakfast bar for four people. Double glazed window to side, mock ceiling beams with downlighters, panelled radiator.



DINING ROOM

4.11m x 3.35m (13'6" x 11')



Double glazed patio window opening to the rear garden, deep coved ceiling, wall light point, panelled radiator.

DAY LOUNGE

4.29m x 3.02m (14'1" x 9'11")



Dual aspect with far reaching views in a southerly direction towards rolling countryside and the Berwyn Mountains, deep coved ceiling, wall light points, panelled radiator.



providing heating and hot water. Double glazed window, panelled radiator.

CLOAKROOM

Corner wash basin with tiled splashback and low level WC, double glazed window, radiator.

FIRST FLOOR LANDING



A spacious landing with a built-in double door linen cupboard with slatted shelving, hanging rail and insulated cylinder. Access to roof void with pull down ladder, high level Velux roof light, panelled radiator.

BEDROOM ONE

4.47m x 4.45m (14'8" x 14'7")



Fitted wardrobes to one wall incorporating space for a bed with cabinets and display niches to either side, range of three double door wardrobes together with central dressing table and shelving, double glazed window with far reaching south-westerly views over rolling countryside, panelled radiator.

EN SUITE SHOWER ROOM

3.45m x 2.41m (11'4" x 7'11")



Corner cubicle with high output multipoint shower with monsoon style head, integrated lighting and radio, fitted cabinet to one wall incorporating wash basin, bidet and WC, part tiled walls, downlighters, extractor fan, radiator.

BEDROOM TWO

4.80m x 3.48m (15'9" x 11'5")



Double glazed window to rear, fitted wardrobes to one wall incorporating space for bed with side cabinets and display shelving, matching dressing table, panelled radiator.

BEDROOM THREE

4.83m x 3.58m (15'10" x 11'9")



Double glazed window to front, further window to side, both with rural views, partially vaulted ceiling, panelled radiator.

BEDROOM FOUR

4.55m x 3.71m (14'11" x 12'2")



Double glazed window to rear, fitted wardrobes incorporating space for bed with side cabinet and shelving, locker storage cupboards and double and single door wardrobes, matching dressing table, wall display cabinets, panelled radiator.



REAR HALL

Walk-in pantry cupboard with shelving, double door cloaks cupboard with coat hooks.

UTILITY ROOM

3.43m x 2.57m (11'3" x 8'5")



Fitted base and wall units with single drainer sink, plumbing for washing machine, space for freezer and oil fired boiler