



**williams**estates

**43 Tan Y Bryn, Llanbedr Dyffryn Clwyd – LL15 1AQ**  
**£450,000**

## 43 Tan Y Bryn

Llanbedr Dyffryn Clwyd, Ruthin

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.

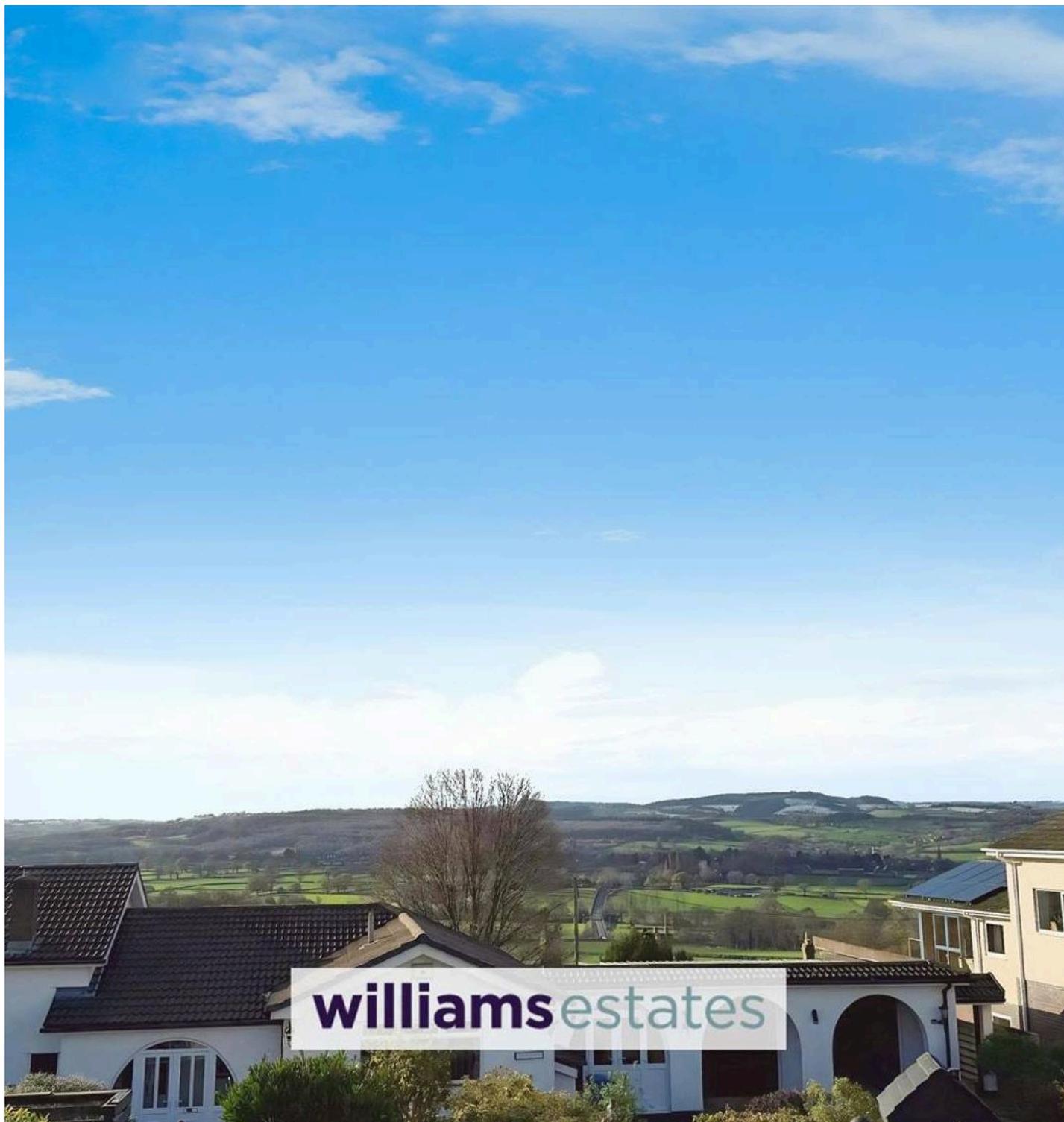
With its modern amenities and beautiful surroundings, it presents an exceptional opportunity for anyone looking to settle in this beautiful part of Wales.

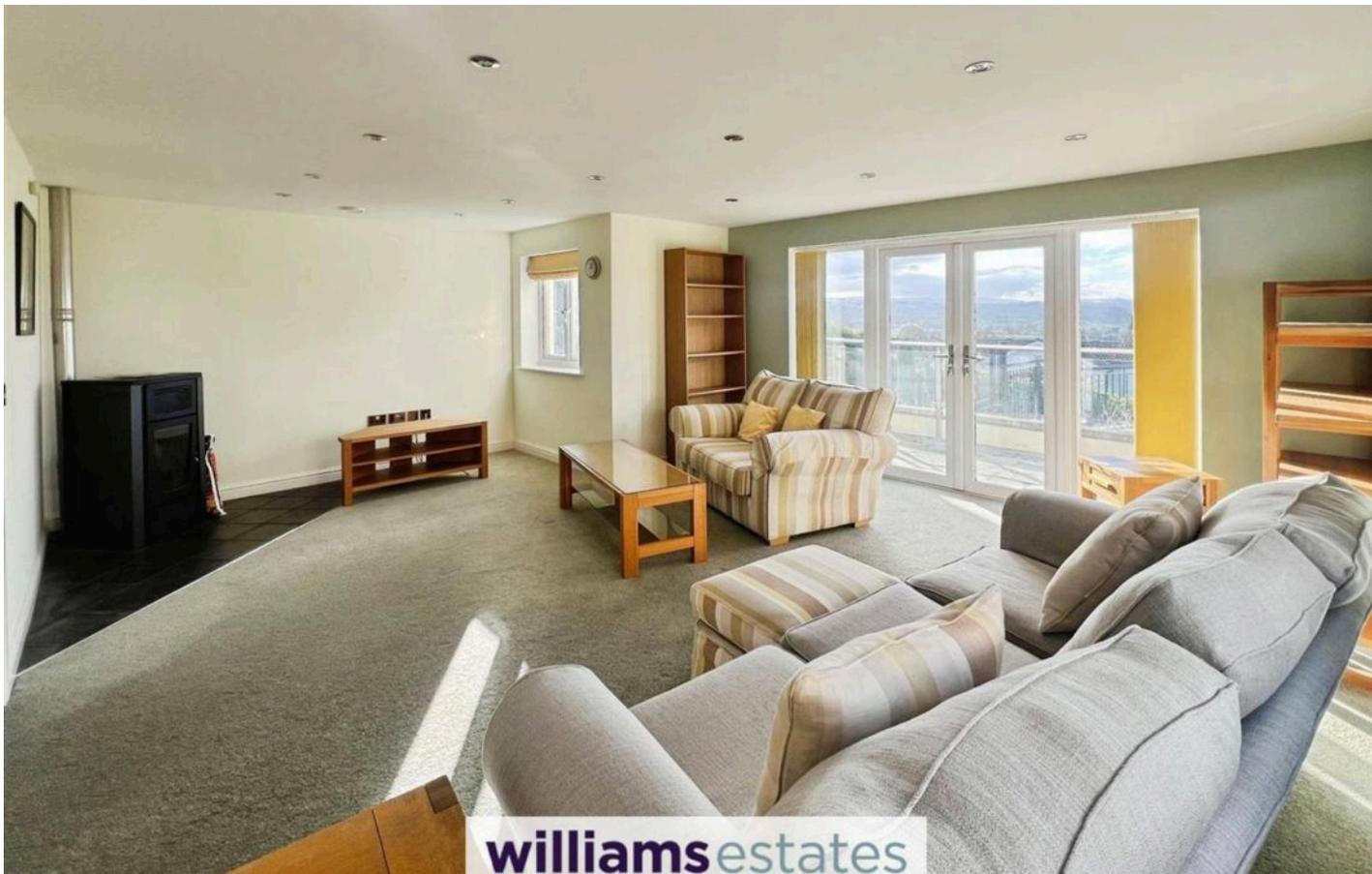
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A





### **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**

Dimensions: 5.000 x 4.085 (16'4" x 13'4" ). 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**

Dimensions: 4.845 x 6.252 (15'10" x 20'6" ). 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**

Dimensions: 1.200 x 1.457 (3'11" x 4'9" ). Built in low flush WC with white ceramic wash basin, tiled surround and tiled flooring

### **Master Bedroom**

Dimensions: 4.401 x 4.180 (14'5" x 13'8" ). A good sized room with two uPVC double glazed windows, power points, downward lighting, and a door leading into:

### **Wet Room**

Dimensions: 2.349 x 2.457 (7'8" x 8'0" ). 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 homing the built in vacuum, boiler and solar panel box and fuse box, uPVC double glazed annex.

### Bedroom Two

Dimensions: 4.853 x 5.518 (15'11" x 18'1" ). 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

Dimensions: 1.836 x 1.965 (6'0" x 6'5" ). With a low flush WC, wash basin, shower cubicle with stainless steel power shower, tiled surround and tiled flooring.

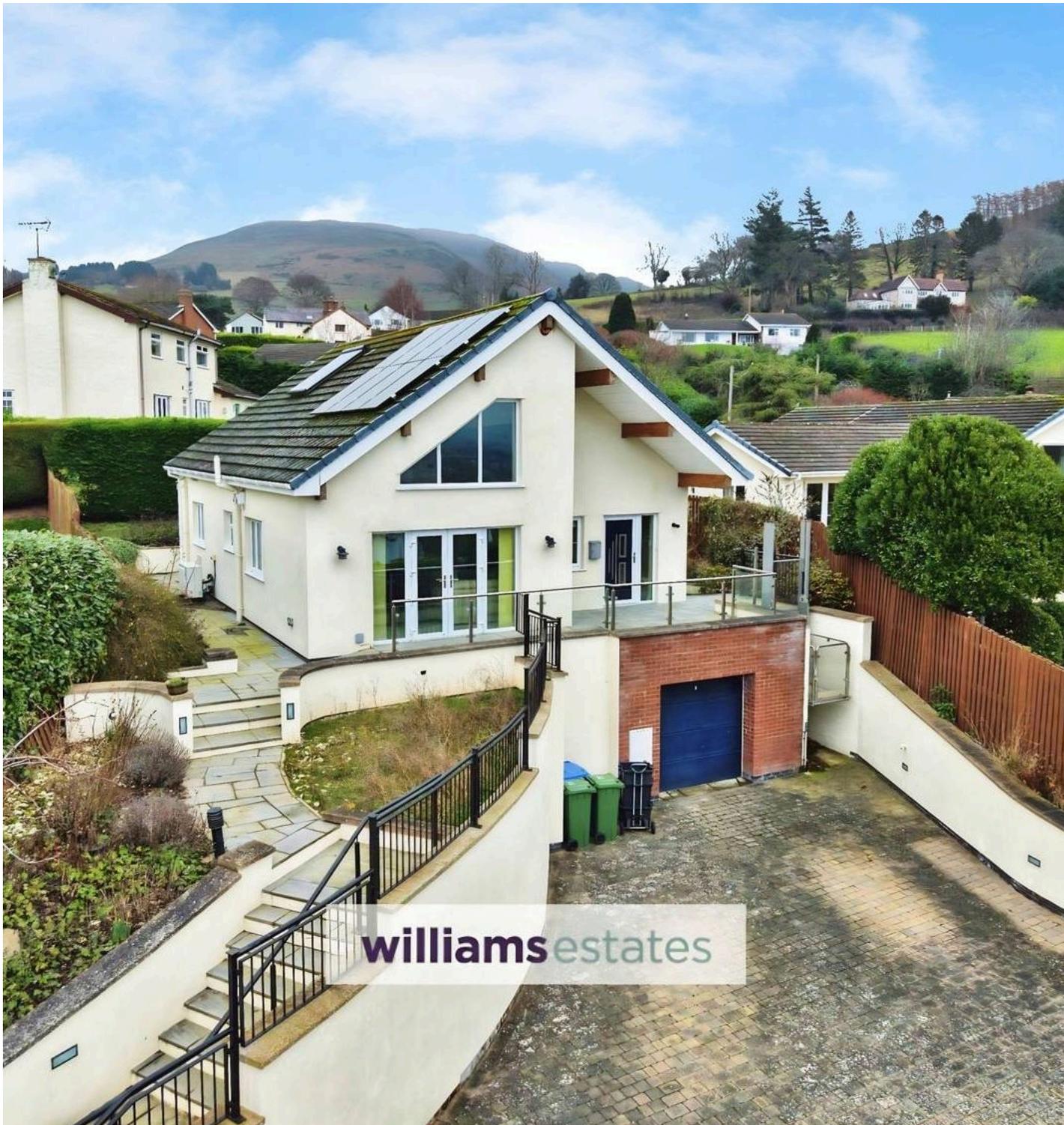
### Bedroom Three

Dimensions: 4.393 x 3.433 (14'4" x 11'3" ). With high vaulted ceilings, eve 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

Dimensions: 1.835 x 2.655 (6'0" x 8'8" ). 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.

### **GARAGE**

Single Garage

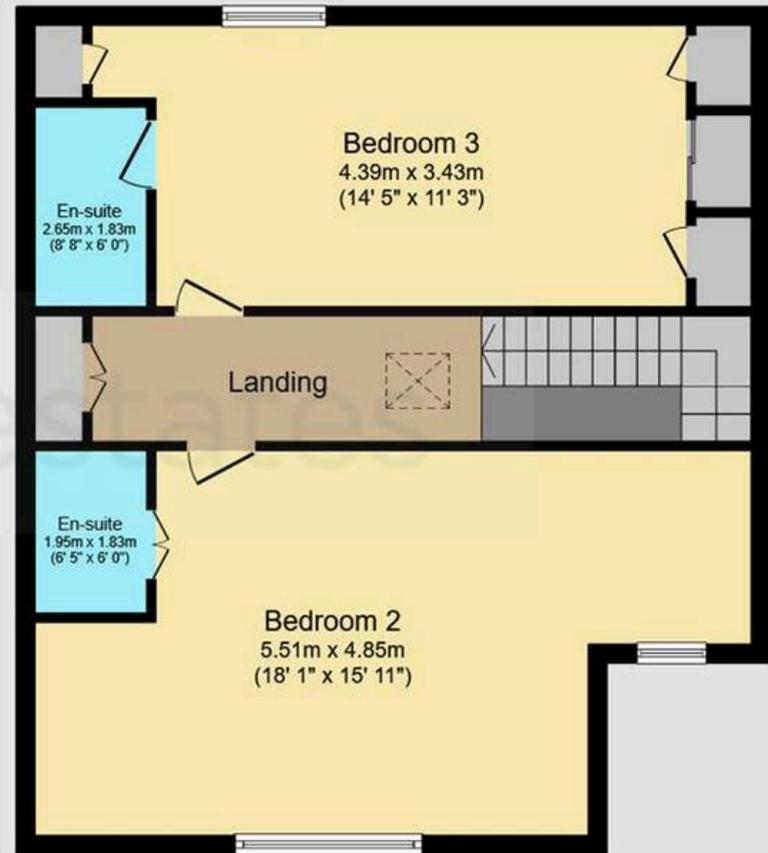
### **DRIVEWAY**

3 Parking Spaces



### Ground Floor

Floor area 85.0 sq.m. (914 sq.ft.)



### First Floor

Floor area 71.2 sq.m. (767 sq.ft.)

Total floor area: 156.2 sq.m. (1,681 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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