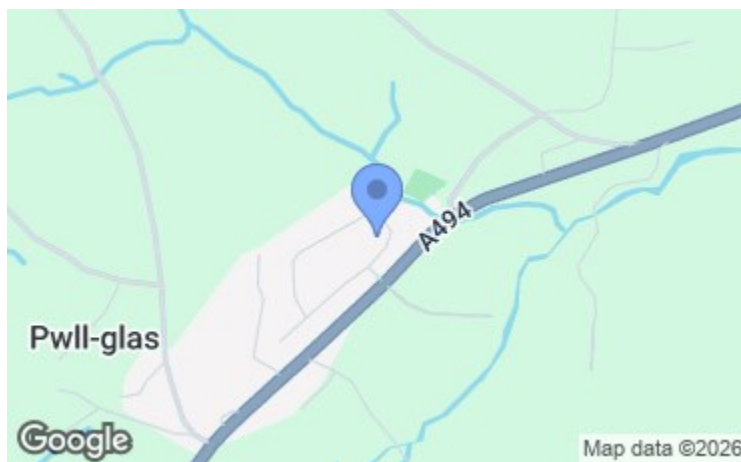


FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 1,260 sq. ft  
EXCLUDED AREA: PORCH: 35 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72
		79

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Bronwydd, 32 Tan Y Bryn**  
Pwllglas, Ruthin, Denbighshire  
LL15 2PJ

**Offers Over**  
**£325,000**

\*\*\*NO ONWARD CHAIN\*\*\*

A spacious and adaptable four-bedroom detached bungalow occupying a slightly elevated position within a quiet and well-regarded residential area in the heart of the village, approximately two and a half miles south of Ruthin. Set on an impressive corner plot extending to approximately one-third of an acre, the property is one of only two homes positioned within this exclusive part of the development.

The property offers well-proportioned accommodation throughout, including an enclosed entrance porch, large L-shaped central hallway, spacious lounge with picture window enjoying pleasant views towards the village and surrounding limestone escarpment, separate day room, fitted kitchen with adjoining utility, four bedrooms, one currently utilised as a dining room and a family bathroom.

Externally, the property benefits from landscaped gardens designed for low maintenance, together with a private rear garden and a wide driveway providing ample off-road parking leading to an oversized detached garage. The garage also benefits from an electric vehicle charging point.

Additional features include oil-fired central heating, 14 solar panels, colour-fence steel bonded fencing with a 25-year guarantee surrounding the property, and a recently installed 1,000-litre bunded oil tank fitted in September 2025.

The property also enjoys attractive open views towards protected woodland and limestone escarpment with SSSI status.

Offered with no onward chain, the property provides flexible accommodation suited to a range of buyers and an internal inspection is highly recommended.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



## LOCATION



Pwllglas is a popular rural village standing in the heart of the Clwyd Valley some 2 miles from the market town of Ruthin and with good road links towards Wrexham, Mold and Chester. There is an inn and a community run shop in the village serving daily needs, as well as a popular primary school in the neighbouring village of Llanfair D C. Ruthin provides a wider range of shops catering with supermarkets, secondary schools for all ages and leisure facilities.

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

2.79m x 1.17m (9'2" x 3'10")

An outbuilt and enclosed entrance porch with uPVC double glazed door and three matching windows, ceramic tiled floor finish. Double glazed inner door with matching full depth panel leading to reception hall.

## RECEPTION HALL

4.22m x 2.34m plus 5.74m x 0.91m (13'10" x 7'8" plus 18'10" x 3')



A spacious L-shaped reception hall with airing cupboard with shelving, further storage cupboard and access to roof void. Panelled radiator.

## W/C



White suite comprising wash basin and low-level WC with part tiled walls to a decorative dado, double glazed window.

private garden to the rear which extends in part along the right-hand gable. It is mainly golden gravelled and low maintenance with a wide flagged patio area.

#### DETACHED GARAGE

5.18m x 3.51m (17' x 11'6")



An oversize garage with electric roller shutter door in, side door, electric light and power and an EVEC electric car charging point.

#### SOLAR PANELS

There are 14 solar panels located to the main roof slope which interconnects into the electricity grid. Details of the approximate annual payments received will be available from the agents on request.

#### DIRECTIONS

From the agents Ruthin office, proceed across the square and onto Castle Street and follow the road out of town for some 2 miles. On entering Pwllglas, take the right turning into Tan Y Bryn and at the T-junction turn right. No. 32 will be found after a short distance on the left-hand side.

#### AGENTS NOTES

#### TENURE

Freehold.

#### COUNCIL TAX

Denbighshire County Council - Tax Band E

#### ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

#### 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 - REFERRALS

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/SLC

#### LOUNGE

5.51m x 4.19m (18'1" x 13'9")



A very spacious and versatile room with a Georgian style double glazed window to front with vertical blinds, it has a stone fireplace with raised hearth, display niches and inset electric fire, TV aerial point, wall light points and panelled radiator.



#### DAY ROOM

3.10m x 2.92m (10'2" x 9'7")



Modern uPVC double glazed doors leading to the enclosed and private rear garden with vertical blind, TV point and panelled radiator.

#### KITCHEN

3.23m x 3.10m (10'7" x 10'2")



Fitted with a range of base and wall mounted cupboards and drawers with oak panelled door and drawer fronts, contrasting stone-effect working surfaces including an inset one and a half bowl sink with mixer tap and drainer, an inset four ring Stoves electric hob together with integrated Neff double oven, Integrated Hotpoint dishwasher, display cabinets with under lighting, mainly tiled walls with decorative dado, ceramic tiled floor finish, double glazed window with aspect over the rear garden and panelled radiator.



**BEDROOM 1**  
3.23m x 3.76m (10'7" x 12'4")



Built-in three section sliding door wardrobe with middle mirror fronted, it provides a combination of handrails and shelving, further outbuilt woodgrain-effect wardrobes including central dressing table and locker storage cupboard above, two double glazed windows both with far reaching westerly views and vertical blinds, panelled radiator.

**BEDROOM 2**  
4.11m x 2.46m (13'6" x 8'1")



Outbuilt wardrobe with locker storage cupboard over, double glazed window with blind and panelled radiator.

**DINING ROOM/BEDROOM 3**  
3.84m x 3.23m (12'7" x 10'7")



Currently used as a dining room it provides a spacious room with Georgian style double glazed window to front and panelled radiator.

**BEDROOM 4**  
3.10m x 2.26m (10'2" x 7'5")



Double glazed window with blind, panelled radiator and a wall mounted bookcase..

**BATHROOM**  
3.10m x 2.08m (10'2" x 6'10")



Modern suite comprising panelled bath, separate walk-in shower cubicle with glazed screen, fitted cabinet incorporating wash basin and WC, part tiled walls with some decorative dado with mosaic-effect wall finish above, double glazed window with blind, wall mirror and radiator.

**OUTSIDE**



The property stands in a slightly elevated position to a large corner plot to the lower part of the development. It has a wide frontage with extensively landscaped gardens with evergreen shrubs, hedging and large slated areas. Together with a central pathway leading up to the front door. The garage and driveway are allocated to one side providing ample space for parking. The garage is oversized with a woodgrain-effect polished outer door leading in. A pedestrian gate leads through to a sheltered and quite

**UTILITY ROOM/SIDE HALL**  
3.10m x 1.55m (10'2" x 5'1")



Plumbing for washing machine and tumble dryer and space for upright fridge/freezer, fitted base and wall units and a Worcester oil fired boiler providing heating and hot water. Double glazed door to rear.