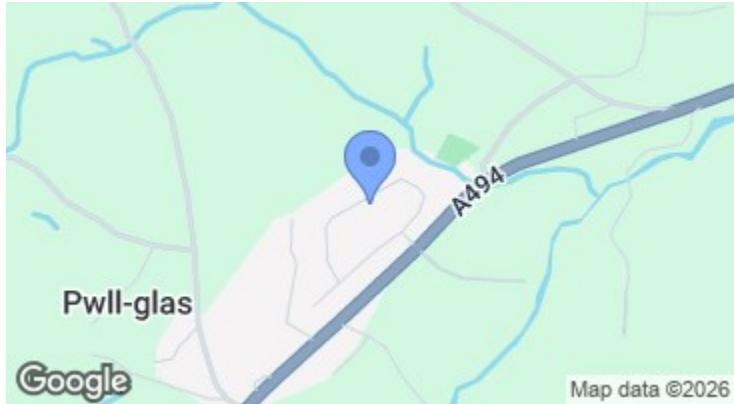


GROSS INTERNAL AREA
FLOOR PLAN 1,107 sq.ft.
EXCLUDED AREAS: CONSERVATORY 211 sq.ft.
TOTAL: 1,107 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

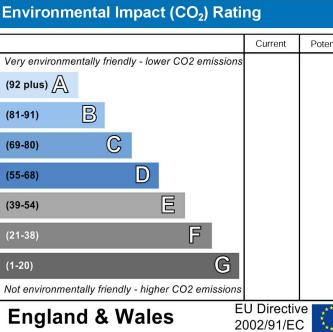
MISREPRESENTATION ACT 1967

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.



Matterport



24 Tan Y Bryn
Pwllglas, Ruthin, Denbighshire,
LL15 2PJ

Price
£365,000

Set in the peaceful village of Pwllglas, this versatile four-bedroom home offers countryside living with comfort and flexibility. From bright social spaces to tranquil hill views, it's a home designed for slow mornings, relaxed weekends and easy everyday living.

A sloping driveway with parking for two cars leads to a low-maintenance frontage with shrubs and side access on both sides—ideal for gardeners, dog owners or those who love outdoor space. Inside, a spacious entrance hall sets the tone, opening into a generous lounge filled with natural light, perfect for cosy evenings and quiet coffee moments.

The kitchen/diner flows through to a bright conservatory, creating a sociable hub for family life, entertaining or simply soaking up the sun. A practical utility room keeps appliances tucked away, while the converted garage now forms a flexible double bedroom or home office—ideal for remote workers. Three further bedrooms sit off the main hallway—two comfortable doubles and a single suited to a nursery, hobby room or study—alongside a four-piece family bathroom.

Outside, the two-tier rear garden elevates the lifestyle on offer. The upper terrace is made for alfresco dining with stunning hill views, while the lower level provides a low-maintenance space for seating, storage and year-round enjoyment.

A home that blends village calm with modern practicality—ready for buyers seeking space, light and scenic surroundings.

LOCATION



ENTRANCE HALL



UTILITY ROOM

A spacious and welcoming entrance hall sets the tone, giving easy flow throughout the home. Bedrooms and bathroom are directly ahead, with the kitchen/diner and further living spaces to the left.

LOUNGE

5.72m x 3.43m (18'9 x 11'3)



A generous, light-filled reception room with a large front window, wood-effect flooring and a feature electric fire. Perfect for unwinding or hosting, with direct access to the kitchen/diner for family living.



BEDROOM 4

3.43m x 2.69m (11'3 x 8'10)



A well-proportioned and sociable space designed for cooking and gathering. Light floods in from the adjoining conservatory, enhancing the wood cabinetry, beige marble-effect worktops, white tiled splashback and light flooring.

BEDROOM

3.73m x 3.18m (12'3 x 10'5)



A comfortable double room featuring built-in storage, carpet, and a double glazed front window.

BEDROOM

3.76m x 3.05m (12'4 x 10)



A well-sized double room with carpet and a rear-facing window overlooking the garden.

BEDROOM

3.43m x 2.69m (11'3 x 8'10)



A single bedroom with carpet, ideal as a child's room, office or hobby space, overlooking the conservatory.

BATHROOM

2.74m x 2.59m (9' x 8'6)



Equipped with a four-piece suite including bath, basin, WC and separate shower. Finished with blue wall tiles, beige cushioned flooring and a frosted window for privacy.

REAR GARDEN



The rear garden is split over two levels — the upper level provides a paved seating area taking in the rolling hill views, while the lower level is stoned for low maintenance with sheds and space for outdoor entertaining.



Our photos might have been enhanced with the help of AI.



TENURE

Understood to be freehold

COUNCIL TAX

Council Tax Band-D -Denbighshire county council

ANTI-MONEY LAUNDERING

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.

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.

AWARD WINNING LETTINGS SERVICES

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

VIEWINGS

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

Our photos might have been enhanced with the help of AI.

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

DIRECTIONS

Head west on Well Street for approximately 13 ft-At the roundabout, take the 1st exit onto Castle Street-Continue along Corwen Road for 0.1 miles-Continue straight onto the A494 for 1.5 miles-Stay on the A494 for a further 1.0 mile-Turn right onto Tan Y Bryn-After around 108 ft, turn right to stay on Tan Y Bryn-The destination will be on the left.