



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,019 sq.ft.
TOTAL : 1,019 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	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	

Cavendish

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Pennant
Llanbedr Dyffryn Clwyd, Ruthin,
LL15 1UP

Offers Over
£350,000

AN ATTRACTIVE THREE/FOUR BEDROOM DETACHED BUNGALOW WITH CONSERVATORY set within delightful gardens enjoying stunning westerly views to the rear over adjoining farmland towards Ruthin.

Located in the centre of this popular rural village some 2 miles from Ruthin, this modernised and refurbished home affords central hall, lounge with wood stove, large conservatory, modern fitted kitchen/dining room with Rayburn, three bedrooms, study and modern shower room. Driveway for three cars with cottage style gardens to front, private westerly facing garden to rear with workshop, gravelled areas and raised deck with pergola and "bar" Inspection 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.



Pennant Llanbedr Dyffryn Clwyd, Ruthin, LL15 1UP

LOCATION

Llanbedr Dyffryn Clwyd village stands on the western slopes of the Clwydian Hills. The area is conveniently placed for access to the nearby market town of Ruthin which provides a wide range of facilities catering for most daily requirements and good road links towards Mold approximately 9 miles.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

UPVC and composite stable door leading in to a central hall.

CENTRAL HALL

Woodgrain effect floor finish, panel radiator.

LOUNGE

4.83m x 3.63m (15'10 x 11'11)



An attractive room which is well lit with a large double glazed picture window and French doors leading into the conservatory, fireplace with inset stove and hearth, coved ceiling, TV point, wall light points, panel radiator.



CONSERVATORY

3.25m x 2.34m (10'8 x 7'8)



A spacious room designed to take full advantage of the outstanding south and westerly views, it has double glazed windows, twin glazed doors leading out to the patio and bar, pitched polycarbonate roof, ceramic tiled flooring, panel radiator.

KITCHEN/DINING ROOM

4.83m x 3.63m (15'10 x 11'11)



Cream enameled oil fired Rayburn with hot plates, ovens and boiler providing heating and hot water, range of fitted base and wall cupboards to a shaker style with a light cream tone finish to door and drawer fronts, contrasting woodgrain effect working surfaces to include an inset 1.5 bowl white glazed porcelain sink with mixer tap and drainer, inset four ring electric hob with hood, integrated oven and microwave oven, void and plumbing for washing machine, space for American style fridge/freezer, tiled splashbacks, slate effect floor tiling, panel radiator, double glazed door to side.



BEDROOM ONE

3.71m x 3.30m (12'2 x 10'10)



Double glazed window to front, outbuilt wardrobes comprising two double door robes together with locker storage cupboards over, double glazed window, panel radiator.

Pennant Llanbedr Dyffryn Clwyd, Ruthin, LL15 1UP

BEDROOM TWO

3.63m x 2.62m (11'11 x 8'7)



Double glazed window to front, panel radiator.

BEDROOM THREE

2.62m x 2.46m (8'7 x 8'1)



Double glazed window to front, panel radiator.

OCCASIONAL BEDROOM FOUR/STUDY

3.63m x 2.41m (11'11 x 7'11)



Double glazed window to front, pull down ladder to roof space, fitted cupboard with shelving, woodgrain effect laminate floor finish, panel radiator.

SHOWER ROOM

2.62m x 2.01m (8'7 x 6'7)



Modern suite with large floor level corner cubicle with glazed screen and mixer shower, vanity with bowl and low level WC, double glazed window, attractive tile effect floor finish, radiator.

OUTSIDE



The front is bounded by a low level stone wall with driveway to one side providing space for parking three cars. The front garden has benefited from extensive landscaping with a variety of trees, fruit trees, soft fruit bushes and central bed used as a kitchen garden.

