



GROSS INTERNAL AREA
FLOOR PLAN: 2,259 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	

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Bryn Celyn
Llandegla, Wrexham,
LL11 3AE

Offers Around
£695,000

A VERY SPACIOUS FOUR BEDROOM DETACHED BUNGALOW TOGETHER WITH MODERN PURPOSE BUILT 45ft X 30ft (1390 sq.ft) WORKSHOP, with large hard standing, further detached double garage, extensive informal gardens together with adjoining paddock with stables, the whole extending to approximately 5.36 acres.

Standing in a slightly elevated setting commanding panoramic south and westerly views across rolling countryside towards the Horseshoe Pass, this large and versatile home has benefited from the installation of modern solar panels and an air source heating system. It affords a large L-shaped reception hall, long inner hallway, lounge, day lounge, kitchen/breakfast room, utility and pantry, four large double bedrooms and bathroom and cloakroom.

Private driveway leading to an extensive gravelled courtyard with a modern steel framed workshop with two roller shutter doors and electric light and power installed, detached garage, extensive informal gardens with south facing patio, separate road access leading to the paddock with two timber panelled stables.

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



The property stands off a minor country lane a short distance from the main A525 Ruthin to Wrexham road approximately 0.75 miles from the centre of this popular rural village noted for its primary school, village shop, inn and historic church.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Twin Georgian style double glazed doors leading to a large L-shaped central hall.

CENTRAL HALL

Large L-shaped central hall extending into a long inner hall, coved ceiling, double door cloaks cupboard with high level shelf, panelled radiator.

LOUNGE

5.31m x 4.55m (17'5" x 14'11")



Two Georgian style double glazed doors both affording far

reaching mainly westerly views over the gardens, the adjoining paddock and beyond towards the Berwyn Mountains, feature stone fireplace with raised plinths to either side together with raised hearth and open fire grate, coved ceiling, wall light points, TV point, two radiators.

DAY LOUNGE

5.26m x 4.98m (17'3" x 16'4")



Double glazed Georgian style windows opening to the front westerly facing elevation, feature stone fireplace with raised plinths, open fire grate and raised hearth, coved ceiling, TV point, three panelled radiators.



LOWER DRIVE ACCESS TO Paddock



drive is on the right.

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.

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

AGENTS NOTES

COUNCIL TAX

Denbighshire County Council - Tax band G

TENURE

Believed to be Freehold.

DIRECTIONS

From the Agent's Ruthin Office take the A494 Wrexham Road, proceeding through the Nant y Garth pass and continue for some 2.5 miles to Llandegla. On reaching the traffic lights adjoining The Crown Inn continue straight ahead towards Wrexham and after approximately one third of a mile take the left turning which is immediately opposite The Grousemoor. Continue for some 250 yards and the

KITCHEN/DINING ROOM

5.26m x 4.98m (17'3" x 16'4")



A spacious farmhouse style kitchen with an extensive range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts and contrasting leather effect working surface with inset sink with double drainers. Space for slot in electric cooker, space and plumbing for dishwasher space for fridge, tiled splashbacks, coved ceiling with downlighters, built-in double door cupboard with shelving, terrazzo tiled floor, panelled radiator.



SIDE PORCH AND HALL

Opening to the north-western elevation, terrazzo tiled flooring, panelled radiator.

UTILITY ROOM

4.04m x 2.34m (13'3" x 7'8")

Fitted base and wall units, plumbing for washing machine, single drainer sink, Grant pressurised cylinder which interconnects with the air source heating system, plumbing for washing machine, panelled radiator.

LARDER

3.00m x 1.63m (9'10" x 5'4")

Space for freezer, matching flooring, panelled radiator.

INNER HALL

Coved ceiling, panelled radiator.

BEDROOM ONE

5.44m x 3.99m (17'10" x 13'1")



Double glazed window to side, coved ceiling, built-in double door wardrobe, radiator.

BEDROOM TWO

5.05m x 3.63m (16'7" x 11'11")



Two double glazed windows, coved ceiling, two panelled radiators.

BEDROOM THREE

4.04m x 3.56m (13'3" x 11'8")



Double glazed window to rear, built-in double door wardrobe, panelled radiator.

BEDROOM FOUR

4.04m x 3.96m (13'3" x 13')

Double glazed window, panelled radiator.

BATHROOM

2.41m x 2.24m (7'11" x 7'4")



Coloured suite comprising panelled bath, separate shower cubicle, wash basin and WC, part tiled walls, double glazed window, radiator.

SEPARATE CLOAKROOM

Wash basin and low level WC, panelled radiator.

OUTSIDE



The property stands in an elevated setting off a minor country lane designed to take full advantage of the far reaching south and westerly views. It is approached over a wide splayed entrance with low level stone wall and a sweeping driveway which extends along the north-western side of the bungalow providing access to the detached double garage and thereafter a concrete and gravelled driveway extends along the rear elevation to an extensive hard standing for many vehicles, caravan and boat and access to the detached purpose built workshop and stores.



WORKSHOP/STORE

13.87m x 9.35m (45'6" x 30'8")



A modern purpose built portal framed and clad shed with concreted floor, two roller shutter doors to front, pedestrian door leading in, high vaulted ceiling with six roof light panels, electric light and power and wood burning stove. To one corner is a closet with wash basin (cold supply) and low level WC.

GARAGE

5.79m x 5.44m (19' x 17'10")



Double door in and pedestrian door to side.

PADDOCK



The paddock benefits from gate access from the bungalow and gardens but also from a separate road access close to the junction with the main Wrexham to Ruthin road. It has a long driveway in with a wide double gate entrance leading to a hard core drive which extends up to an enclosure with two timber framed and panelled stables (approximately 10' x 10'), both with kicking boards and light panels.

STABLES

