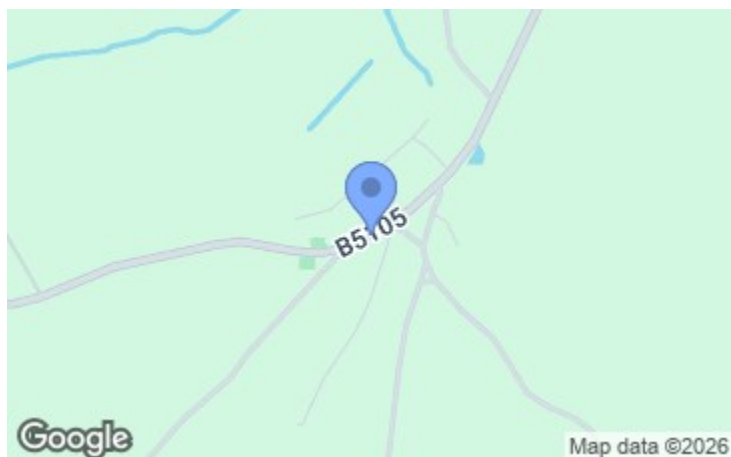


FLOOR 1

FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1 559 sq.ft. FLOOR 2 497 sq.ft.  
TOTAL : 1,056 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 <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			
England & Wales		EU Directive 2002/91/EC	



**Tan Y Fron**  
Clawddnewydd, Ruthin,  
LL15 2ND

**Price**  
**£230,000**

A THREE BEDROOM DETACHED HOUSE WITH TWO RECEPTION ROOMS, GATED ENTRANCE AND PARKING FOR TWO CARS located in the centre of this popular rural village some 5.5 miles from Ruthin.

Benefiting from double glazing and modern electric heating system, it affords an outbuilt and enclosed porch, reception hall, lounge, dining room with French doors opening to rear patio, kitchen/breakfast room, first floor landing, three bedrooms and bathroom. Enclosed driveway together with private patio garden area to rear.

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**

Clawddnewydd is a small rural village standing in the heart of rolling countryside some 5.5 miles from the market town of Ruthin which provides a wide range of facilities catering for most daily requirements to include primary and secondary schools and good road links towards Mold and Chester.

**THE ACCOMMODATION COMPRISES**

**ENTRANCE PORCH**

1.98m x 1.50m (6'6" x 4'11")  
UPVC double glazed front door with matching panel to side leading to an enclosed porch with woodgrain effect floor, hardwood panelled and glazed door with screen leading to entrance hall.

**ENTRANCE HALL**

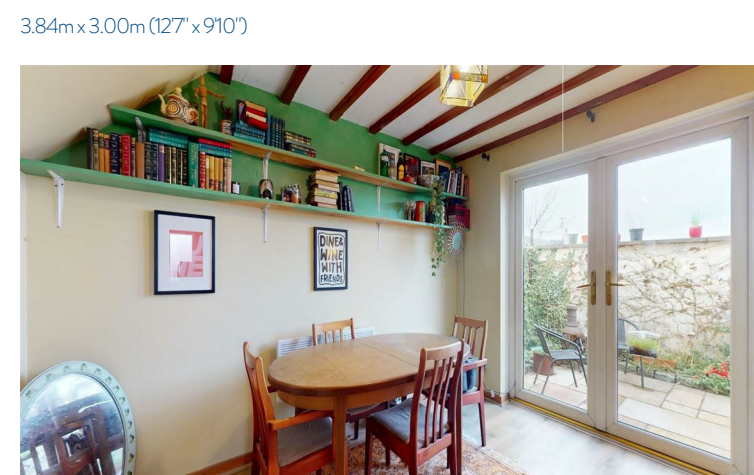
3.43m x 1.98m (11'3" x 6'6")  
Staircase rising off, woodgrain effect floor finish, electric panel radiator.

**LOUNGE**



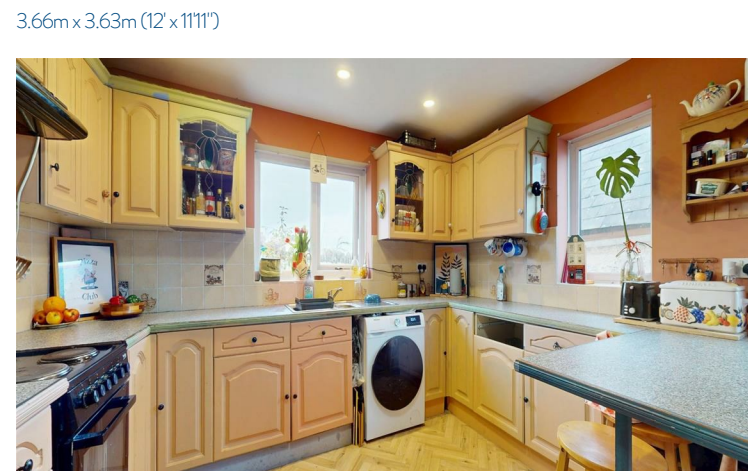
A well lit room with two double glazed windows to front, wall mounted electric coal effect fire, TV point, woodgrain effect floor finish, electric panel radiator.

**DINING ROOM**



Double glazed French doors leading to rear patio, mock ceiling beams, wall shelving, woodgrain effect floor finish, electric panel radiator.

**KITCHEN/BREAKFAST ROOM**

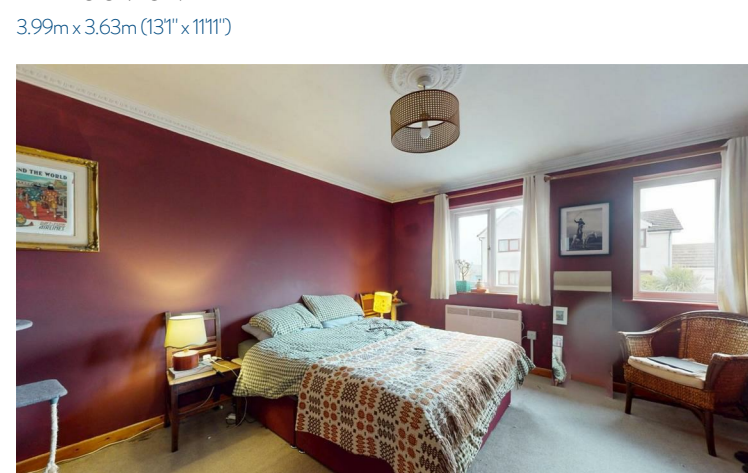


Fitted with a range of base and wall mounted cupboards and drawers with painted finish to door and drawer fronts with contrasting stone effect working surfaces to include peninsular breakfast bar, inset stainless steel sink with drainer and mixer tap, space for electric cooker, void and plumbing for washing machine, tiled splashback, two double glazed windows, double glazed door to side, electric panel radiator.

**FIRST FLOOR LANDING**

Fitted airing cupboard with cylinder and immersion heater.

**BEDROOM ONE**



Two double glazed windows to front, electric panel radiator.

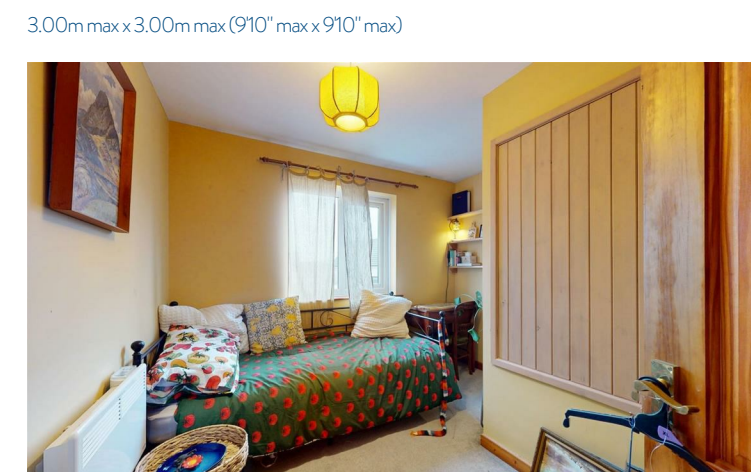
3.66m x 3.63m (12 x 11'11")

**BEDROOM TWO**



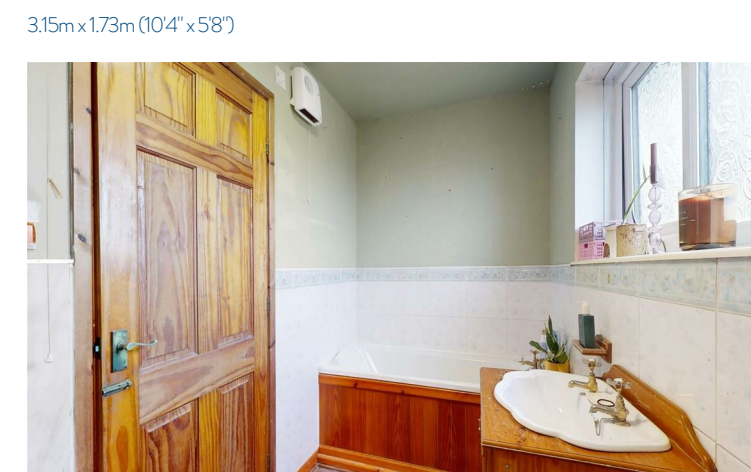
Double glazed window to side, electric panel radiator.

**BEDROOM THREE**



Double glazed window to front, bulkhead storage cupboard, electric panel radiator.

**BATHROOM**



White suite comprising panelled bath, separate shower cubicle with glazed screen and electric shower over, vanity with inset bowl and low level WC, part tiled walls to a decorative dado, double glazed window, electric towel radiator.

3.48m x 2.77m (11'5" x 9'1")

3.00m max x 3.00m max (9'10" max x 9'10" max)

**OUTSIDE**



The property is bounded by low level brick wall with wide gated entrance to an L-shaped drive providing turning and parking area for two vehicles. Gated access to one side leading to the rear where there is an enclosed and quite private patio with established flower and shrub borders.

**COUNCIL TAX**

**TENURE**

Freehold.

**DIRECTIONS**

From the Agent's Ruthin Office proceed across The Square and down Clwyd Street. On reaching the junction with Mwrog Street bear left and follow the road over the mini-roundabout, through Llanfwrog and continue for some five miles to Clawddnewydd. On entering the village continue past The Inn for some 300 meters and the property will be found on the right.

**\*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.

**\*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.

**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.

**VIEWING**

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

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

HE/PMW