

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		64
	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	



6 Bro Gynan
Llanfair Dyffryn Clwyd, Ruthin,
LL15 2EW

Offers Around
£225,000

A traditional style 3 bedroom semi-detached house standing within large gardens on the periphery of this popular rural village, benefitting from far reaching views over adjoining farmland towards The Clwydian Hills.

The accommodation affords a large entrance hall with cloaks & w.c. lounge, large kitchen/dining room, first floor landing, 3 bedrooms and bathroom. LPG central heating, large gardens with driveway for 2 cars. Extensive gardens to rear with a wide patio, store shed and lwan gardens with kitchen garden area.

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.

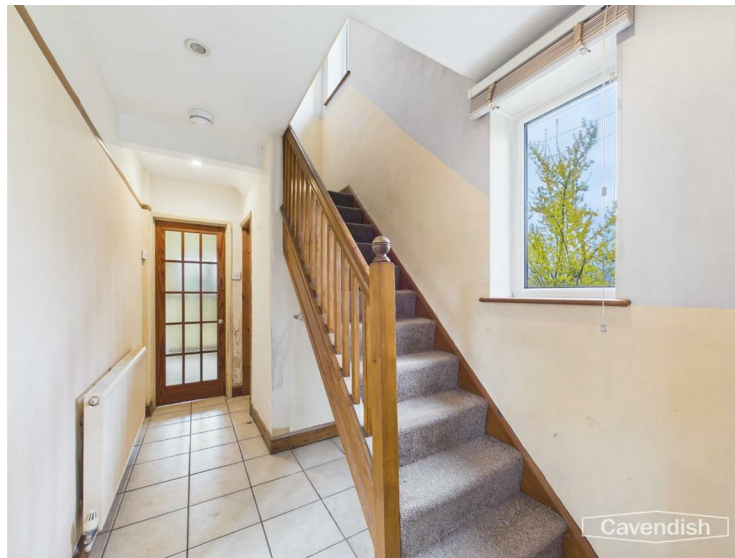
Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Location

'Llanfair Dyffryn Clwyd' is a small rural village standing on the A525(T) Wrexham Road some 2 miles from Ruthin. There is a Primary School, Inn and Church to its centre, whilst the nearby market town provides a range of facilities to include secondary schools and leisure facilities.

Entrance Hall

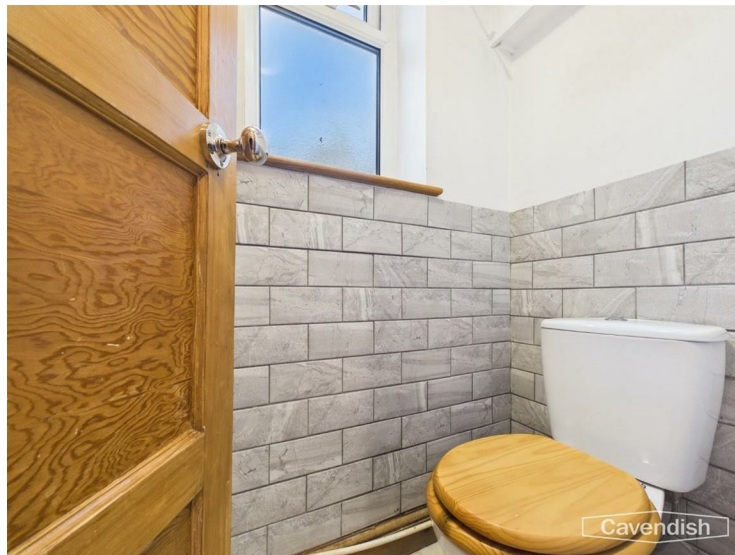
1.81 x 3.94 (5'11" x 12'11")



A bright and practical entrance hall with a radiator, window to the side elevation, and generous storage space underneath the stairs. A door with frosted glass panels leads to the dining room and downstairs WC.

Downstairs WC

0.79 x 1.35 (2'7" x 4'5")



Convenient ground floor cloakroom comprising a low-level WC and wash basin. The walls are fully tiled, and there is a frosted window to the side elevation.

Lounge

3.72 x 4.64 (12'2" x 15'2")



A bright reception room to the front of the property featuring a radiator, multiple power points, and a stylish log burner. There is a window to the front elevation and a door providing access to the kitchen.

Kitchen

3.74 x 2.31 (12'3" x 7'6")



The kitchen offers ample wall and base storage units with tiled splashbacks. It is fitted with an integrated oven, 4-ring induction hob and extractor fan, plus an aluminium sink with a dedicated drying area. There is space for both a dishwasher and washing machine, along with power points and a ladder radiator. A UPVC window overlooks the rear elevation and a UPVC door opens directly onto the garden. The kitchen is open-plan to the dining room, creating a sociable living space.

Dining Room

1.84 x 3.01 (6'0" x 9'10")



This light and airy dining room benefits from a radiator and large UPVC windows to both the rear and side elevations, allowing plenty of natural light. There is a useful cupboard housing the Worcester boiler.

Landing

1.52 x 1.68 (4'11" x 5'6")

The first-floor landing gives access to all bedrooms and the bathroom. It includes a window to the side elevation, loft access hatch, and a fire alarm.

Bedroom 1

3.01 x 4.18 (9'10" x 13'8")



The principal bedroom is a generous double room with a window to the rear elevation with a red brick windowsill, a radiator, power point, and wooden flooring.

Bedroom 2

3.27 x 2.84 (10'8" x 9'3")



A versatile second bedroom. It includes a radiator, power point, and a window to the front elevation.

Bedroom 3

2.60 x 3.24 (8'6" x 10'7")



A good-sized third bedroom with a radiator, power point, and a window to the rear elevation featuring the same appealing red brick window sill.