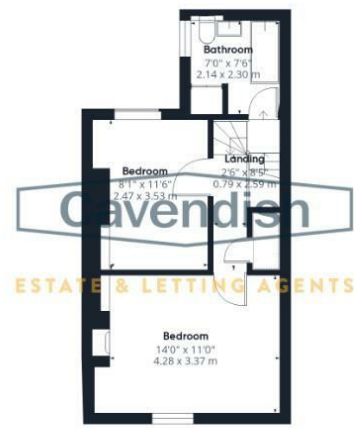


Floor 0 Building 1



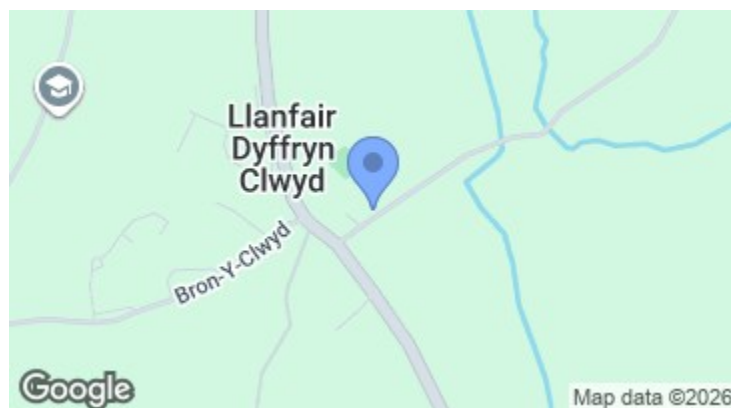
Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
790 ft<sup>2</sup>  
73.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		36	75
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		



**Annedwen**  
Llanfair Dyffryn Clwyd, Ruthin,  
LL15 2EW

**NEW**  
**£180,000**

A delightful two-bedroom mid-terrace cottage full of charm and character, located in the heart of Llanfair Dyffryn Clwyd, just a short drive from Ruthin. This well-presented home blends traditional features with practical modern touches and offers comfortable living space both inside and out. The property briefly comprises a welcoming entrance hall with red tiled flooring, a spacious open-plan lounge and dining area with a log-burning stove, red tiled flooring to the lounge, and wood-effect flooring to the dining area. The kitchen includes a freestanding hotpoint oven, sink, and space for appliances, with a double-glazed window overlooking the rear yard. A useful rear porch/utility provides additional space for a washing machine and dryer, leading out to the enclosed rear yard with an outside tap and brick outbuilding for storage. Upstairs are two bedrooms: a generous double bedroom with feature fireplace, wooden floorboards, and built-in shelving, and a second smaller double bedroom overlooking the rear yard. The bathroom is fitted with a bath and overhead shower, WC, wash basin, and towel radiator, with beige tiles, white walls, and wood-effect flooring. Externally, the cottage enjoys a pretty front yard bordered by hedges and shrubs, and a private rear yard ideal for low-maintenance living. Set within the picturesque and friendly village of Llanfair Dyffryn Clwyd, this property offers a wonderful opportunity to enjoy peaceful rural living while remaining close to the market town of Ruthin, with its wide range of shops, cafés, and amenities. Excellent road links provide easy access to Denbigh, Wrexham, and Chester, making it an ideal home for first-time buyers, downsizers, or anyone seeking a countryside retreat with convenient connections.

**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 is located in the picturesque village of Llanfair Dyffryn Clwyd, just a short drive south of Ruthin along the A525. Surrounded by beautiful countryside, the village offers a peaceful rural setting with excellent access to nearby amenities. Ruthin provides a wide range of independent shops, cafés, and restaurants, as well as schools and leisure facilities. The area is popular for walking and outdoor pursuits, with scenic routes through the Vale of Clwyd and nearby Clwydian Range. Excellent road links connect to Denbigh, Wrexham, and Chester, making this an ideal location for those seeking a countryside lifestyle with convenient commuter access.

**EXTERNAL**

Accessed through a metal gate into a front yard bordered by hedges and mature shrubs.

**ENTRANCE HALL**

0.88 x 4.95 (2'10" x 16'2")

A long hallway with red tiled flooring, radiator, and access to the stairs. Houses the electric meter and consumer unit.

**LIVING/DINING ROOM**

3.66 x 7.07 (12'0" x 23'2")



Open-plan lounge and dining space featuring a log burner, with red tiled flooring to the lounge area and wood-effect flooring in the dining section. Single-glazed window overlooking the front garden, and an internal window into the rear porch/utility.

**KITCHEN**

1.94 x 2.41 (6'4" x 7'10")



Red tiled flooring, freestanding hotpoint oven, sink, and space for a fridge/freezer. Double-glazed window overlooking the rear yard.

**REAR PORCH**

1.85 x 2.21 (6'0" x 7'3")

Accessed from the kitchen, this practical space provides room for a washing machine and tumble dryer. UPVC door opening to the rear yard.

**BEDROOM**

4.28 x 3.37 (14'0" x 11'0")



A spacious double bedroom with feature fireplace, wooden floorboards, built-in shelving, radiator, and single-paned window overlooking the front.

**BEDROOM**

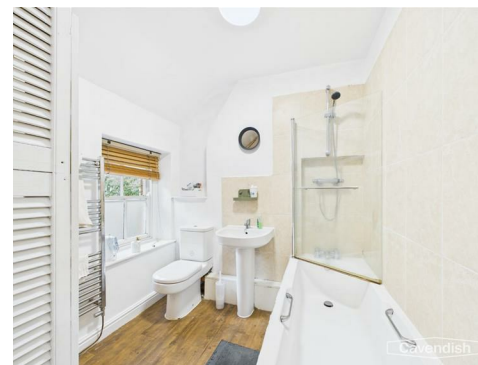
2.47 x 3.53 (8'1" x 11'6")



A smaller double bedroom with wooden floorboards, built-in shelving, and single-paned window overlooking the rear yard.

**BATHROOM**

2.14 x 2.30 (7'0" x 7'6")



Fitted with a bath and overhead shower with silver fittings, WC, and wash basin. Features beige tiles, white walls, wood-effect flooring, a half-frosted single-paned window, and a silver towel radiator. Cupboard housing the boiler.

**REAR YARD**

A small, low-maintenance area ideal for bin storage, with an outside tap. Includes a brick outbuilding with wooden door providing additional storage.

**TENURE**

Understood to be Freehold.

**COUNCIL TAX**

Denbighshire County Council - Tax Band C

**AML****ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**VIEWINGS**

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

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

**PRIORITY INVESTORS CLUB**

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

**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.

**DIRECTIONS**

Head south on Well Street towards Record Street – 0.2 miles Slight right onto Llanrhydd Road (A525) and continue to follow the A525 – 1.9 miles Turn left – the property will be on the left-hand side