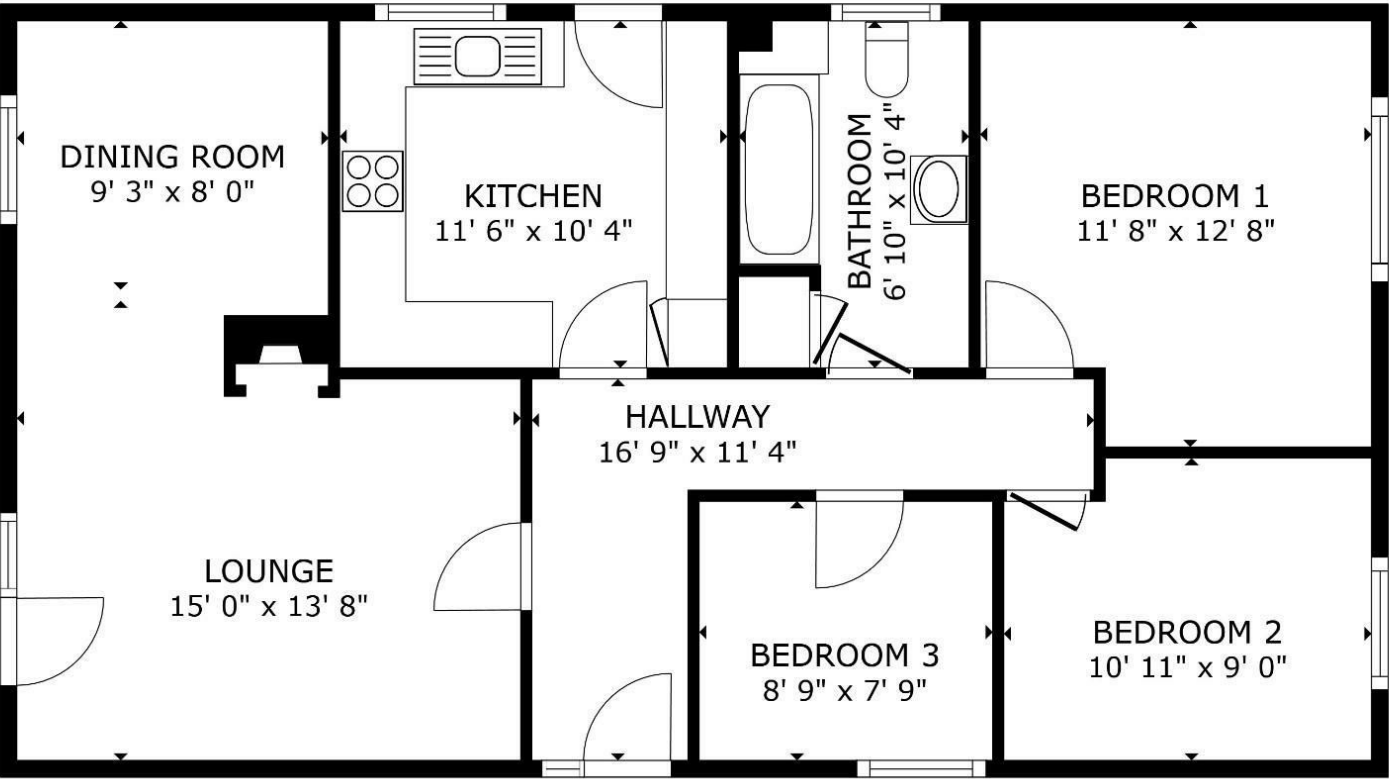
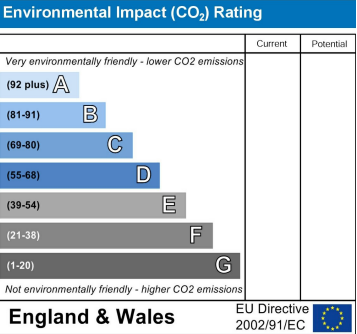
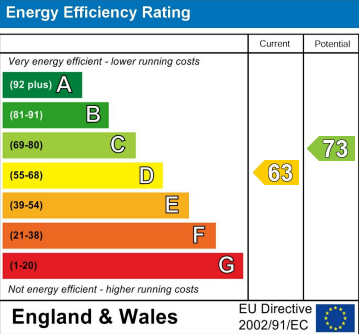


31 Trem Y Coed, Clawddnewydd, Ruthin, LL15 2NQ



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 887 sq.ft.  
TOTAL : 887 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**31 Trem Y Coed**  
Clawddnewydd, Ruthin,  
LL15 2NQ

**Price**  
**£275,000**

A THREE BEDROOM DETACHED BUNGALOW WITH LARGE CARPORT, GARAGE AND SUMMERHOUSE standing in a slightly elevated setting at the top of this established residential cul de sac near to the centre of the rural village of Clawdd Newydd some 5.5 miles west of Ruthin. The accommodation comprises side entrance opening to an L-shaped hall, lounge with wood stove and double glazed French doors leading to the secluded rear garden, adjoining dining room, fitted kitchen, three bedrooms and recently refurbished luxury bathroom. Extensive drive providing parking for 3/4 vehicles together with enclosed carport and adjoining detached garage. Open plan lawned garden to front, enclosed and quite private garden to rear with modern timber framed and panelled summerhouse.

**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

### FRONT ENTRANCE

Mahogany woodgrain effect and UPVC double glazed door with panel to side leading to an L-shaped reception hall.

### RECEPTION HALL

Oak effect laminate flooring, access to roof void, modern electric storage heater.

### LOUNGE

4.57m x 4.17m (15' x 13'8")



An attractive room which is well lit with a modern double glazed patio door with matching panel to side opening to the rear garden, coved ceiling, recessed fireplace with raised slate hearth and modern wood stove, coved ceiling, TV point, electric night storage heater, woodgrain effect flooring which extends into the adjoining dining room.



### DINING ROOM

2.82m x 2.44m (9'3" x 8')



The dining area has matching coving and double glazed window, electric night storage heater.

### KITCHEN

3.51m x 3.15m (11'6" x 10'4")



Fitted with a range of base and wall mounted cupboards and drawers with a light grey tone finish to door and drawer fronts and similar working surfaces. It includes an inset stainless steel sink with twin drainers, inset four ring electric hob, integrated oven, void and plumbing for washing machine, space for fridge, tiled splashbacks, ceramic tile floor. Double glazed window, matching door leading to side.

## BEDROOM ONE

3.86m x 3.56m (12'8" x 11'8")



Double glazed window to front with far reaching views along the cul de sac towards the Clwydian Hills, electric night storage heater.

## BEDROOM TWO

3.33m x 2.74m (10'11" x 9')



Double glazed window with views along the cul de sac towards the Clwydian Hills, electric storage heater.

## BEDROOM THREE

2.67m x 2.36m (8'9" x 7'9")



Double glazed window to side, electric storage heater.

## BATHROOM

3.15m x 2.08m (10'4" x 6'10")



Recently refurbished with a contemporary white suite comprising a P-shaped bath with glazed screen and high output shower over with a monsoon style head, vanity with large bowl and storage cabinet beneath and low level WC. Fitted airing cupboard with a pre-lagged cylinder, attractive stone effect wall board with back lit mirror and wall mounted electric fan heater, chrome towel radiator (electric).

## OUTSIDE

The property stands at the head of the cul de sac with a long driveway in providing ample space for parking 3 cars together with a slated area to one side and an open plan lawn with a number of specimen conifers. Twin gates open to a covered and enclosed carport with electric light installed. Thereafter it opens to garage.

## GARAGE

5.28m x 2.64m (17'4" x 8'8")

Electric light and power, personnel door to side.

## REAR GARDEN



The rear garden is very secluded with screen fencing. There is a hexagonal flagged patio area together with a shaped lawn and a large and modern timber framed and panelled summerhouse.



## 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 out of town through Llanfwrog in the direction of Cerrigydrudion. After some five miles and on entering the village of Clawddnewydd turn right onto Trem Y Coed which is almost opposite the public house and village stores and at the T-junction bear left. Follow the road to the top of the cul-de-sac and the bungalow is directly ahead.

## COUNCIL TAX

Denbighshire County Council - Tax Band E

## TENURE

Freehold.

## \*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.

## 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 - 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.

## VIEWING

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

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

HE/PMW