

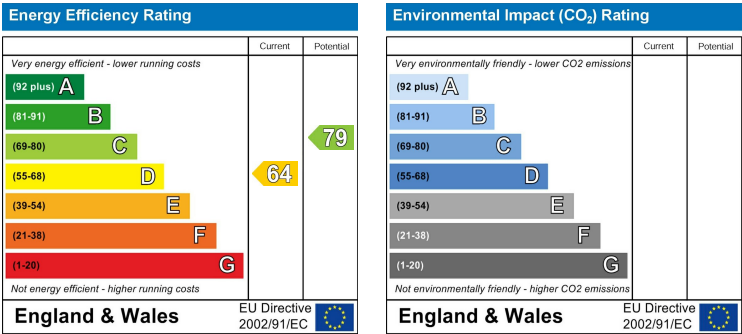
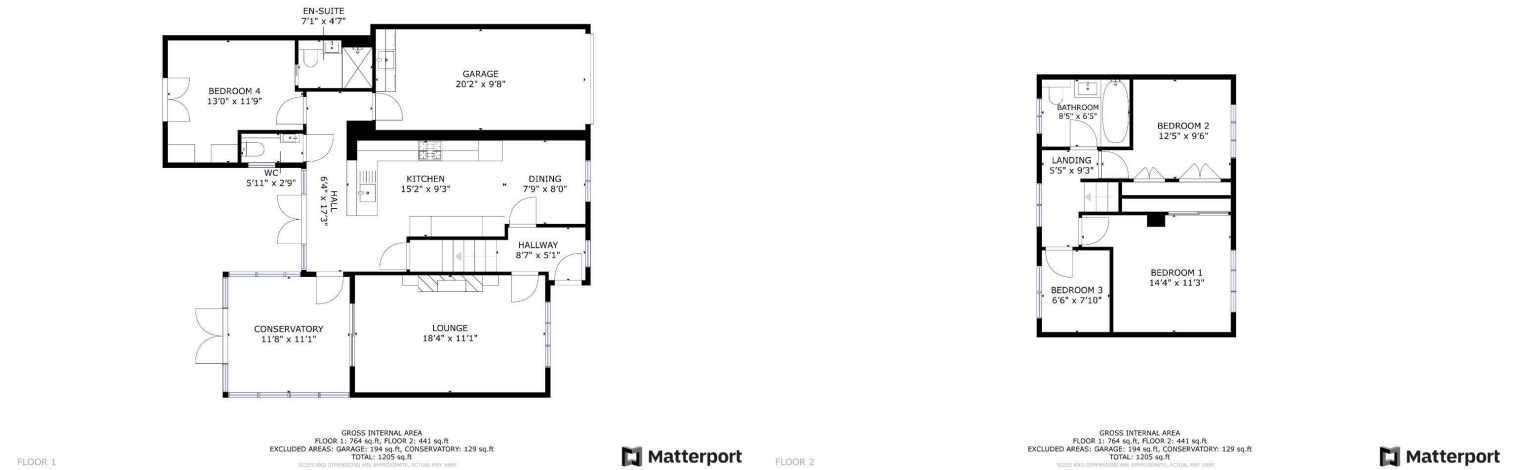
3 Crud Yr Awel, Clawddnewydd, Ruthin, Denbighshire, LL15 2NJ

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3 Crud Yr Awel

Clawddnewydd, Ruthin, Denbighshire  
LL15 2NJ

Price  
£375,000

**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.

A RECENTLY EXTENDED AND REMODELLED FOUR BEDROOM DETACHED HOUSE WITH CONSERVATORY AND INTEGRAL GARAGE standing within large south-west facing gardens located on a minor country lane yet close to the centre of this popular rural village some 5.5 miles west of Ruthin.

This attractive and well designed family home affords a deep canopy entrance, hallway, lounge with wood stove and doors opening to a large conservatory, attractive open plan kitchen/dining room, recently refurbished with a modern range of units and integrated appliances together with French doors opening to the rear garden. Side hall with modern cloakroom and bedroom four with French windows and en suite shower room. First floor landing, three bedrooms and luxury bathroom. Newly installed air source heating system, large integral garage. Extensive gravelled driveway for 4/5 cars together with landscaped south-west facing gardens to the rear with wide patios, lawn and store shed. Inspection recommended.



## LOCATION

Clawddnewydd is a charming village in Denbighshire's Derwen community, nestled about 6 miles south of Ruthin along the B5105. Locally run amenities include Canolfan Cae Cymro, a children's play area, sports field, and Glan Llyn pub and shop (Siop y Fro), groceries and a weekly post office.

Outdoor events, football on the adjoining Cae Cymro field, indoor exercise classes and concerts make it lively. Bus services and the new fflecsi minibs connect to Ruthin, where residents can access larger shops, schools, healthcare including Plas Meddyg Surgery, The Clinic and Ruthin Community Hospital.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Deep canopy entrance with raised red quarry tiled step, red woodgrain effect composite and double glazed door leading to entrance hall.

### ENTRANCE HALL

Oak flooring, staircase rising off, double glazed window to front, radiator.

### LOUNGE

5.59m x 3.38m (18'4 x 11'1)



An attractive room to the front of the house with double glazed window, feature tile lined fireplace with raised hearth and wood burning stove with oak mantel above, TV point, wall light points, oak flooring, panelled radiator. Double glazed sliding patio window to large conservatory extension.



### CONSERVATORY

3.56m x 3.38m (11'8 x 11'1)



Designed to take full advantage of the pleasing south-westerly aspect over the private rear garden, it has double glazed windows to three sides to include double glazed French doors leading to patio, pitched polycarbonate roof, slate effect ceramic tile flooring, radiator.



high degree of privacy with screen fencing to two sides and mature hedging beyond.



There is a large lawn with raised borders, wide flagged patio which extends across the front of the dining room and conservatory, and a gravelled area with brick edge pavours, timber framed and panelled shed and raised beds adjoining the French windows to the fourth bedroom.



#### AIR SOURCE HEATING

A modern air source heating plant is located on the roof of the garage providing domestic hot water and central heating.

#### TENURE

Freehold.

#### DIRECTIONS

From the Agent's Ruthin Office proceed down Clwyd Street and on reaching the junction bear left onto Mwrog Street. Continue over the mini roundabout and continue for some 5 miles to the village of Clawddnewydd. Immediately on

entering the village turn right signposted Clocaenog and the property will be found after about 50 yards on the left.

#### COUNCIL TAX

Denbighshire County Council - Tax Band E

#### \*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

#### EXTENDED THROUGH KITCHEN/DINING ROOM

8.81m x 2.82m (28'11 x 9'3)



The kitchen is fitted with a modern range of base and wall mounted cupboards and drawers to a contemporary style with a light grey tone finish to door and drawer fronts and contrasting stone effect working surfaces to include a peninsula divide and breakfast bar with an inset white glazed porcelain sink with drainer and mixer tap, breakfast bar in walnut, integrated dishwasher, four ring electric hob with glass upstand, stainless steel and glass extractor hood above, integrated Bosch microwave and AEG double oven. Integrated fridge/freezer, coat cupboard with shelving, AEG dishwasher.

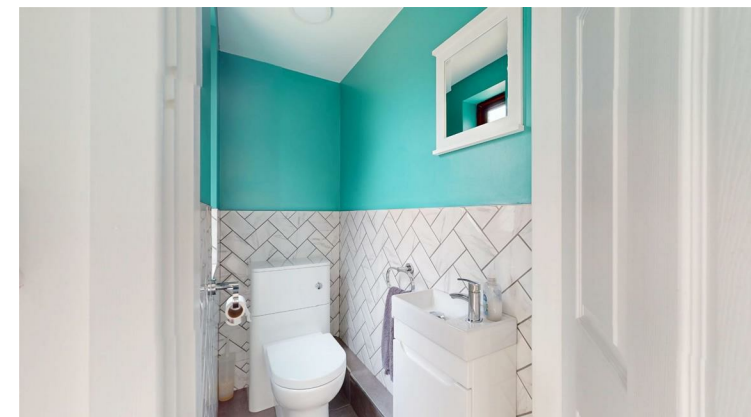


Enclosed understairs cupboard with shelving and electric point for fridge/freezer, stone effect porcelain tiled floor which extends into the rear hall. It is a well lit room with double glazed windows and French doors opening to the south-west facing garden.



To the dining area is a double glazed window to front and panelled radiator.

#### CLOAKROOM



Refurbished with a white suite comprising vanity with bowl and cupboard, low level WC, attractive part tiled walls and double glazed window. Matching flooring to kitchen.



### BEDROOM FOUR

3.96m x 3.58m (13' x 11'9)



A recent addition to the house, it provides an ideal guest suite to the ground floor with double glazed French doors opening to the south-westerly facing garden, deep recess providing ample space for wardrobes, panelled radiator. Pocket door opening to en suite shower room.

### EN SUITE SHOWER ROOM

2.24m x 1.40m (7'4 x 4'7)



Large floor level shower tray with glazed screen and high output shower with monsoon style head, fitted cabinet to one wall incorporating a large glazed wash basin and WC, fully tiled walls with extractor fan, downlighters and ceramic tiled floor, panelled radiator.

### FIRST FLOOR LANDING

Double glazed window with south-westerly aspect, panelled radiator.

### INTEGRAL GARAGE

6.15m x 2.95m (20'2 x 9'8)

Up and over door to front with electric light and power installed, fitted base unit providing plumbing for washing machine and space for tumble dryer, inset single drainer sink, wall cupboards above.

### BEDROOM ONE

4.34m x 3.43m (14'3 x 11'3)



Wide double glazed window to front, built-in mirror fronted sliding door wardrobe providing a combination of hanging rails and shelving, panelled radiator.

### BEDROOM TWO

3.18m x 2.90m (10'5 x 9'6)



Double glazed window to front, built-in louvre door wardrobes with locker storage cupboards over, bulkhead cupboard housing the Ecodan pressurised cylinder with forms part of the air source heating system. Double glazed window, panelled radiator.

### BEDROOM THREE

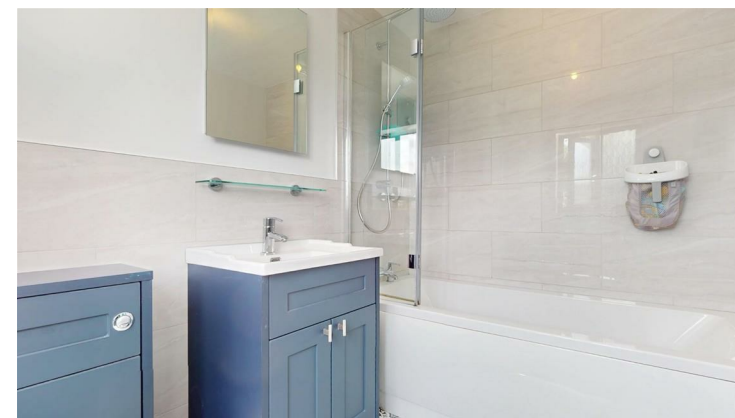
2.39m x 1.98m (7'10 x 6'6)



Double glazed window, panelled radiator.

### BATHROOM

2.57m x 2.59m (8'5 x 8'6)



Refurbished with white panelled bath with bi-fold screen and electric shower over with monsoon style head, vanity with shaped white glazed porcelain basin and low level WC with concealed cistern, part tiled walls, ceramic tiled flooring, panelled radiator.



### OUTSIDE



The property stands well back from a minor village road with a long gravelled driveway leading in providing extensive parking for 3/4 cars and access to the integral garage. There is a large informal lawned garden to front bounded in part by low level young hedge.



The rear garden is a particular feature of the house as it enjoys a predominately south-westerly aspect and with a