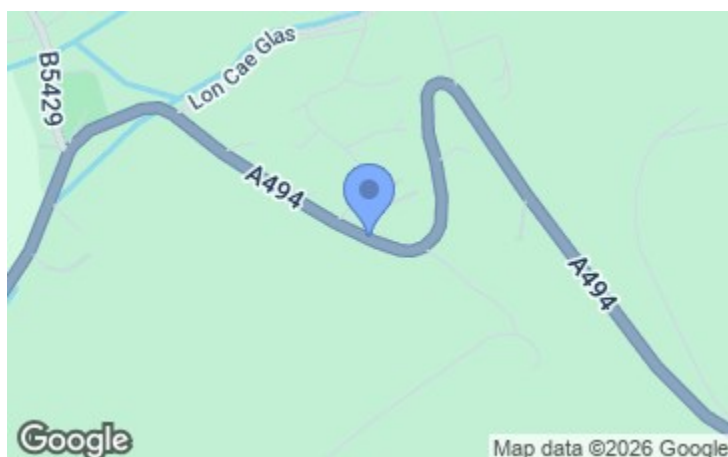




GROSS INTERNAL AREA  
 FLOOR 1 1,434 sq.ft. FLOOR 2 1,099 sq.ft.  
 TOTAL : 2,533 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	87
(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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**Tan Y Ffordd,**  
 Llanbedr Dyffryn Clwyd, Ruthin,  
 LL15 1UT

**Price**  
**£625,000**

A GREATLY EXTENDED AND IMPOSING FOUR BEDROOM DETACHED HOUSE standing in a slightly elevated setting amidst landscaped gardens of just over half an acre, located in a secluded position in the heart of the village some 2.5 miles from Ruthin.

Dating originally from the early 20th century, this unique home has been extended and re-modelled to provide a versatile house. Approached over a long sweeping driveway, it affords a large conservatory/porch, central hall, extended lounge, study, splendid contemporary fitted kitchen/dining and day room with a large adjoining utility room and cloakroom. First floor L-shaped landing, main bedroom with en suite, three further double bedrooms and luxury bathroom. Extensive landscaped gardens mainly to the rear with sheltered patios and lawns, double garage, workshop, stores and beautiful upper garden with large water feature and summerhouse designed to take full advantage of the far reaching westerly views over the vale. Inspection highly recommended.

LOCATION



Llanbedr D.C. Stands on the lower slopes of The Clwydian Hills some 2.5 miles from the medieval town of Ruthin and 9 miles from Mold. Both provide a wide range of shopping facilities catering for most daily requirements, together with primary and secondary schools for all ages together and leisure facilities. Chester is some 23 miles with excellent road connections to the motorway network. There is a popular Inn, parish church and village hall in the centre some 500 yards distant, and the primary school is off the road to Llandrynog.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

UPVC double glazed front door leading to large outbuilt reception hall/sun room.

RECEPTION HALL/SUN ROOM

3.51m x 3.40m (11'6" x 11'2")

Four large windows to front affording a predominately westerly aspect over the gardens and beyond Ruthin and in the far distance to Snowdonia. Ceramic tiled flooring. Glazed and panelled door leading to central reception hall.

CENTRAL RECEPTION HALL



High ceiling with arched detailing to the inner hall with staircase rising off, enclosed understairs cupboard, plate rail, parquet block flooring, panelled radiator.



CLOAKROOM



Modern white suite to a Victorian style with pedestal wash basin and low level WC, part tiled walls, ceramic tiled flooring, two double glazed windows, panelled radiator.

LOUNGE

7.47m x 4.55m (24'6" x 14'11")

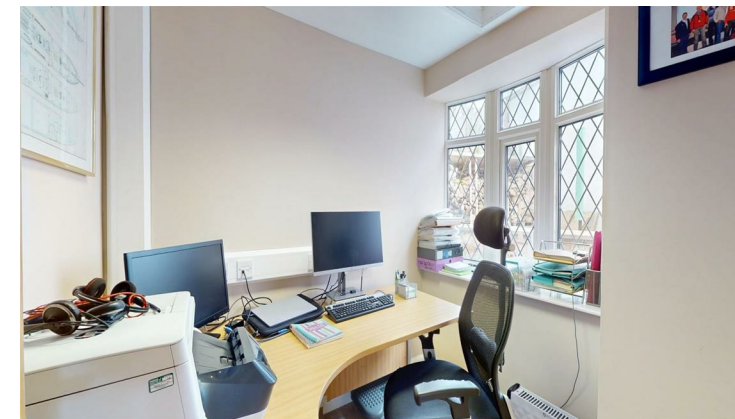


A spacious room with shallow bow window to front affording views towards Ruthin, further double glazed window to one side, feature stone faced chimney breast with arched display niche and oak shelving, recessed fireplace with marble hearth and free-standing wood stove, TV point, ceiling downlighters, panelled radiator.



OFFICE

2.41m x 2.34m (7'11" x 7'8")



Double glazed window, panelled radiator.

KITCHEN/DINING AND FAMILY ROOM

8.23m x 4.22m (27' x 13'10")



Very much the heart of the home, it is a spacious and versatile room fitted with a contemporary range of furnishings. T



he kitchen has a range of base and wall mounted cupboards and drawers with a light grey painted finish in the main enhanced by oak doors to either side of the former chimney breast. There is a black enamel oil fired Rayburn which interconnects into the heating and domestic system together with two ovens and hotplates. The kitchen has black granite working surfaces to include an inset sink with mixer tap, dresser style unit with two glazed display cabinets, extractor fan, inset Neff ceramic hob. Peninsula divide providing breakfast bar together with additional storage. Pantry cupboard, integrated fridge, inset Neff double oven.



To the dining and lounge is an oak boarded floor with downlighters, double glazed window to a secluded side patio, panelled radiator. The kitchen area has a riven stone effect ceramic tiled floor also with downlighters and twin glazed patio doors opening out. Twin doors open to utility room.