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Cavendish
ESTATE AGENTS

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	

Trem Y Foel Lon Cae Glas
Llanbedr Dyffryn Clwyd, Ruthin,
LL15 1US

Offers Around
£450,000

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
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Cavendish Ikin trading as Cavendish Estate Agents Ltd.

A refurbished 3 bedroom detached dormer style home offering spacious and well planned accommodation together with integral double garage, standing in an elevated setting amidst grounds of around 0.3 acre commanding truly splendid south-westerly views across The Vale towards Ruthin and rolling countryside.

Set within mature, quite private gardens with potential to the lower part for a possible building plot (subject to usual consents being obtained), the accommodation affords: large central hall with staircase rising off, large well lit family/dining room with double glazed bi-fold doors opening to westerly facing patio, adjoining refurbished kitchen with a range of integrated appliances, rear lobby and utility room, 2 double bedrooms and a new superb luxury bathroom with walk-in shower.

First floor landing, study and large double bedroom with far reaching westerly views, large adjoining attic with potential for conversion. Approached over a private sweeping driveway, which leads across the front elevation with ample parking and integral garage, also with scope for conversion.



LOCATION

Llanbedr DC village stands on the western slopes of the Clwydian Hills. The area is conveniently placed for access to the market town of Ruthin which provides a wide range of facilities catering for most requirements and with good road links towards Mold which is about 9 miles distant.

THE ACCOMMODATION COMPRISES

CANOPY ENTRANCE

Part glazed door leading to large central hall.

CENTRAL HALL

3.58m x 2.06m (11'9" x 6'9")



Open tread staircase rising off, enclosed cloaks cupboard with hooks, oak flooring, panelled radiator.

OPEN PLAN FAMILY/DINING ROOM

6.30m x 3.99m (20'8" x 13'1")



A spacious and well designed room arranged to take full advantage of the south and westerly views across the vale with a three section bi-fold full depth double glazed door opening to the patio, two further double glazed windows to either side, oak flooring, panelled radiator. Square archway to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

4.80m x 3.23m plus recess (15'9" x 10'7" plus recess)



Refurbished to a contemporary style with a rich blue painted finish to door and drawer fronts and contrasting white composite stone working surfaces to include stainless steel sink with mixer tap, inset four ring induction hob with extractor hood above, woodgrain floor finish, double glazed window to front with south and westerly views, double glazed French windows opening to a wide decked area to the north-westerly facing side garden. Radiator.



REAR LOBBY

Built-in double door cupboards.

UTILITY ROOM

2.31m x 1.17m (7'7" x 3'10")

Double glazed window, fitted worktop with void and plumbing for washing machine.

SNUG/DAY ROOM

3.91m x 2.79m plus deep square bay (12'10" x 9'2" plus deep square bay)



An attractive room with painted effect wall panelling with a deep square bay window with double glazed windows with bespoke contemporary shutters, free-standing wood burning stove on a raised hearth, oak flooring, TV point, panelled radiator.



BEDROOM ONE

4.19m x 4.06m (13'9" x 13'4")



Wide double glazed window with far reaching south and westerly views across the vale towards town, deep recess with fitted wardrobes and open display shelving, panelled radiator.

BEDROOM TWO

4.06m x 3.00m (13'4" x 9'10")



Open fronted wardrobe area, wide double glazed window to rear, panelled radiator.

BATHROOM

3.05m x 1.88m (10' x 6'2")



Newly refurbished with a splendid contemporary suite comprising a large walk-in shower area with glazed screen and high output shower with monsoon style head, display niche, large bath with combination shower and tap unit together with fitted cabinet with an attractive oval shaped white glazed bowl and low level WC. Feature wall tiling in part together with marble effect floor finish, ceiling downlighters, modern back lit mirror, radiator.



FIRST FLOOR LANDING