

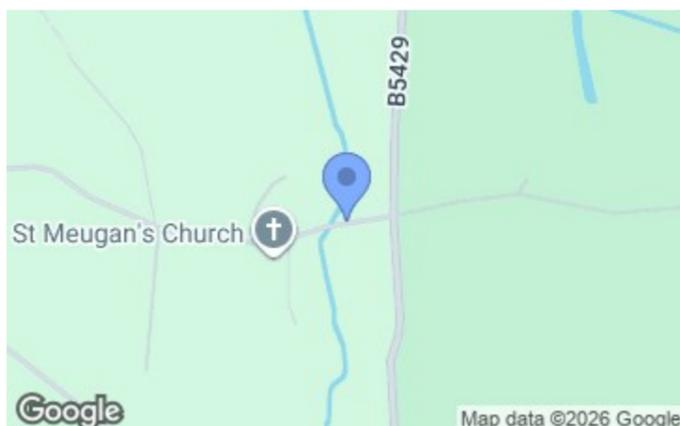


GROSS INTERNAL AREA  
TOTAL: 1481 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



| 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                             | EU Directive 2002/91/EC | 55      | 69        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (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 <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |



## Pen Y Bont

Llanrhydd, Ruthin, Denbighshire, LL15 2UT

**Price**  
**£450,000**

A VERY ATTRACTIVE THREE BEDROOM DETACHED PERIOD COTTAGE sympathetically extended and refurbished to provide a unique home set within large, very private and beautifully landscaped gardens with a wealth of interesting mature trees, specimen shrubs and secluded lawns, together with a timber framed work room and summerhouse. Located on a minor country lane near to the historic Llanrhydd church about 1 mile from Ruthin town centre.

It affords entrance hall, spacious lounge with inglenook fireplace, adjoining dining room, snug, and large south facing garden room, fitted kitchen with adjoining utility room and side porch, large main bedroom with en suite bathroom, two further bedrooms and shower room. Slated parking area for two cars. Inspection highly recommended.

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**

Llanrhydd is a small hamlet centred on the historic church located on a minor country lane in the heart of the Vale about 1 mile from Ruthin town centre. The nearby town provides a wide range of facilities catering for most daily requirements to include primary and secondary schools.

**THE ACCOMMODATION COMPRISES****FRONT ENTRANCE**

Canopy entrance with Georgian style glazed door leading to entrance hall.

**ENTRANCE HALL**

Woodgrain effect floor, display niche, panelled radiator.

**SHOWER ROOM**

Cubicle with bi-fold screen and electric shower over, corner wash basin with tiled splash and low level WC, tiled floor, extractor fan, double glazed cottage style window, panelled radiator.

**LOUNGE/DINING ROOM**

6.93m x 3.81m (22'9 x 12'6)

A spacious room with an impressive inglenook style fireplace with raised hearth, two display niches, back boiler, substantial supporting beam, wall light points, central beam, original steel diamond pattern single glazed window, Georgian bay window with window seat overlooking the adjoining conservatory. TV point, woodgrain effect floor finish, panelled radiator.

**SNUG**

2.95m x 1.80m (9'8 x 5'11)

Original steel diamond pattern window with secondary glazing, partially vaulted ceiling with painted beams, matching flooring, panelled radiator. Twin glazed doors opening to garden room.

**GARDEN ROOM**

4.67m x 3.56m (15'4 x 11'8)

A recent addition to the cottage designed to take full advantage of the delightful aspect over the gardens, it has Georgian style double glazed windows to two sides with a partially vaulted ceiling, wall light points, stone effect ceramic tiled flooring.

**KITCHEN**

6.12m x 1.80m (20'1 x 5'11)

Fitted with a modern range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts with contrasting stone effect working surfaces to include an inset one and half bowl sink with drainer and mixer tap, integrated double oven, inset four ring electric hob with canopy above with inset extractor fan, integrated fridge, freezer, dishwasher, attractive tiled splashbacks, partially vaulted ceiling, ceramic tiled flooring, double glazed window affording a pleasing southerly aspect over the garden. Bi-fold doors opening to side porch.

**SIDE PORCH AND UTILITY AREA**

2.87m x 1.98m plus 2.69m x 0.97m (9'5 x 6'6 plus 8'10 x 3'2)

A timber framed addition to the cottage with plumbing for washing machine, Worcester oil fired combination boiler providing heating and hot water, fitted cupboards, tiled floor, stable door leading out.

**BEDROOM ONE**

4.70m x 3.71m (15'5 x 12'2)

Forming part of the extension, a large double room with Georgian style shallow bow window with window seat overlooking the garden, wall light point, panelled radiator.

**EN SUITE BATHROOM**

2.51m x 2.51m (8'3 x 8'3)

Large corner cubicle with glazed screen, shaped bath, pedestal wash basin, low level WC, part tiled walls to decorative dado, extractor fan, steel framed window with secondary glazing, Dimplex wall heater, panelled radiator.

**BEDROOM TWO**

3.84m x 3.81m (12'7 x 12'6)

Two metal diamond patterned windows, partially vaulted ceiling, wall light points, panelled radiator.

**BEDROOM THREE**

3.81m x 2.44m (12'6 x 8')

Presently used as an office, it has a traditional diamond patterned steel window and panelled radiator.

**OUTSIDE**

The property stands on a minor country lane about 1 mile from the centre of Ruthin in an area noted for its many country walks being quite close to an historic Grade II listed bridge over the Dwr lal a minor tributary of the Clwyd and within close proximity of

Llanrhydd church. There is a wide slated parking area to front providing space for two or three cars with steps leading down to the front elevation and entrance to the cottage. The pathway extends around to the left hand side with a paved and gravelled domestic area with coal bunker, timber panelled garden shed and seating area together with established flower borders with a profusion of native annual plants and a timber framed octagonal greenhouse. Beyond a pergola with established rose leads through to a very sheltered gravelled seating area with far reaching southerly views over adjoining farmland towards the Clwydian Hills.

The main garden is principally to the south-western side and presents a truly delightful cottage garden which has been developed over many years to include a profusion of specimen trees, perennial and annual plants providing a wealth of colour and interest throughout the seasons. There is a timber framed and panelled summerhouse together with shaped lawns, winding pathways, small wildlife pond, mature silver birch tree and weeping willow and a number of fruit trees. The gardens extend towards Dwr lal with a further timber framed and panelled potting shed and a raised decked area opening to a very useful and large workshop/sun room.

**CHALET**

Timber framed and panelled construction, the main room measures 15'6" x 11'7" with glazed windows, pitched roof and electric light and power installed. Beyond is a useful home office or work room measuring 11'7" x 7'6"

**DIRECTIONS**

From the centre of Ruthin proceed down Well Street and on reaching the junction with Station Road bear right. On crossing the pelican crossing immediately bear left onto Llanrhydd Street. Continue through the sandstone cutting and take the first left towards Llanrhydd. Continue past the church and the property will be found on the right.

**COUNCIL TAX**

Denbighshire County Council - Tax Band F

**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.

**VIEWINGS**

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

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

HE/PMW