



GROSS INTERNAL AREA
FLOOR 1: 962 sq ft, FLOOR 2: 705 sq ft
TOTAL: 1567 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Bryn Obwst

Llanfair Dyffryn Clwyd, Ruthin, Denbighshire
LL15 2SE

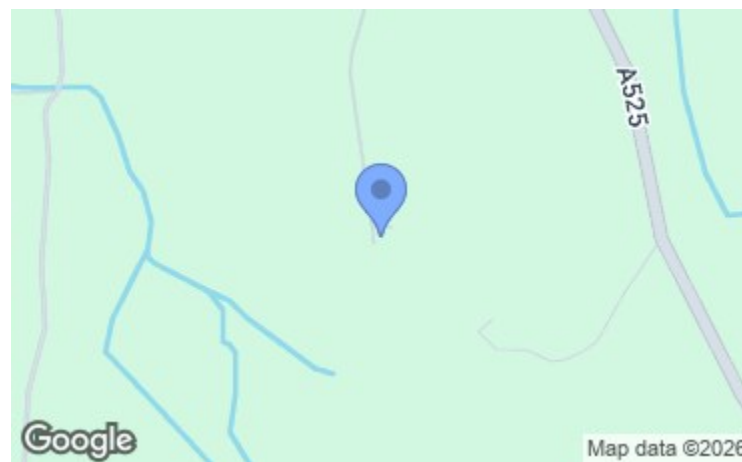
**Offers In The Region Of
£495,000**

A SUBSTANTIAL 4 BEDROOM DETACHED HOUSE STANDING IN A SLIGHTLY ELEVATED SETTING ADMIST GARDENS & SMALL PADDOCK EXTENDING IN TOTAL TO ABOUT 0.79 ACRE, LOCATED IN AN ENVIABLE RURAL SETTING IN THE HEART OF THE VALE.

Located on a un-made lane just over 0.5 mile from the village and with splendid rural views across The Vale to The Clwydian Hills, and westwards across rolling farmland towards Graigadwynt the sale provides an opportunity to modernise and possibly extend to crate an individual family home. It affords entrance hall, lounge, day room, inner hall opening to the kitchen/dining room, utility/pantry & w.c.

first floor landing, 4 bedrooms and bathroom.

Detached garage, large informal lawn gardens and enclosed paddock with separate gate access.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | | EU Directive 2002/91/EC | England & Wales |
| | | | EU Directive 2002/91/EC |

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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



The property stands on a very minor un-made lane about 0.5 mile from the centre of the village. It stands in the heart of rolling countryside with impressive views to the North and East across The Vale to the Clwydian Hills, and to the South and West over rolling farmland towards Graigadwywynt and wooded countryside. The market town of Ruthin is about 3.5 miles distant.

THE ACCOMMODATION COMPRISES

A modern woodgrain-effect and uPVC double glazed door leading to a central hall.

HALL

With a wide staircase rising to the first floor.

LOUNGE

5.79m x 4.32m (19' x 14'2")



Designed to take full advantage of the pleasing southerly and

north easterly views across the vale with a splay bay window to the front with views towards the Clwydian hills, two double glazed windows to gable looking southwards towards Nant Y Garth Pass, tiled fireplace and hearth with open fire grate, picture rail, TV point and two panelled radiators.



DAY ROOM

4.34m x 4.22m (14'3" x 13'10")



Splay bay window to front with double glazed window and far reaching views across the length of the vale of Clwyd, deep coved ceiling, picture rail, tiled fireplace and hearth, solid oak block floor, TV point and panelled radiator.

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

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

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

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

HE/SC

INNER HALL AND KITCHEN/BREAKFAST ROOM

5.51m max including side lobby x 3.66m (18'1" max including side lobby x 12')



The kitchen is fitted with a range of base and wall mounted cupboards and drawers with a double drainer stainless steel sink, woodgrain-effect and marble-effect working surfaces with tiled splashback, fitted airing cupboard with a pre-lagged cylinder and immersion heater, double glazed window with westerly views across the adjoining paddock, enclosed understairs store room and panelled radiator.



PANTRY

1.91m x 1.35m (6'3" x 4'5")

Walk-in pantry with double glazed window and fitted shelving, tiled floor to match kitchen.

REAR HALL AND UTILITY ROOM

2.84m x 2.26m (9'4" x 7'5")



Modern uPVC woodgrain-effect door leading to side, tiled floor, fitted base unit with working surface and single drainer sink, modern Worcester oil fired boiler providing heating and hot water, base unit and double glazed window.

CLOAKROOM

Double glazed window and low-level WC.

FIRST FLOOR LANDING

Double glazed window to rear, two panelled radiators.

BEDROOM ONE

4.34m x 3.51m (14'3" x 11'6")



Double glazed window with far reaching north eastern views along the length of the vale, picture rail, walk-in wardrobe with hanging rail and shelf, panelled radiator.

BEDROOM TWO

4.37m x 3.73m (14'4" x 12'3")



Double glazed window to front with far reaching views, fitted wardrobe with hanging rail and shelf, picture rail and panelled radiator.

BEDROOM FOUR

2.92m x 1.63m (9'7" x 5'4")



Double glazed window to rear, picture rail and panelled radiator.

BEDROOM THREE

3.73m x 3.07m (12'3" x 10'1")



Double glazed window with a south westerly view over the rear garden, paddock and rolling countryside beyond, picture rail and panelled radiator.

BATHROOM

2.67m x 1.83m (8'9" x 6')



Coloured suite comprising a panelled bath, pedestal wash basin and WC. Part tiled walls, double glazed window and radiator.

OUTSIDE



The property is approached via a pedestrian gate leading to a flagged pathway and patio area which extends across the front elevation of the house and to either side. The property stands in a slightly elevated position commanding far reaching views across the vale which can only be fully appreciated on inspection. The gardens are extensive being mainly laid to lawn and extending to the southern side of the house. There is a detached block brick and rendered garage, splayed parking area and a further field gate access leading into the garden.



GARAGE

Up and over door to front.

PADDOCK



A small enclosed paddock is located to the western side of the house with separate field gate access onto the lane and also to the rear garden. It provides an ideal enclosure for those wishing to keep small livestock.

DIRECTIONS

Proceed to the village of Llanfair D.C. and on passing the White Horse Inn, take the second right hand turning, which is an unmade lane, to the left hand side of the Alms Houses and just before the former Primary School. Follow the lane for approximately 0.5 of a mile, whereupon the house is on the right.

AGENTS NOTES

TENURE

Understood to be Freehold

COUNCIL TAX

Denbighshire County Council - Tax band F

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.