



Approximate total area⁽¹⁾

857 ft²
79.6 m²

Reduced headroom
8 ft²
0.7 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



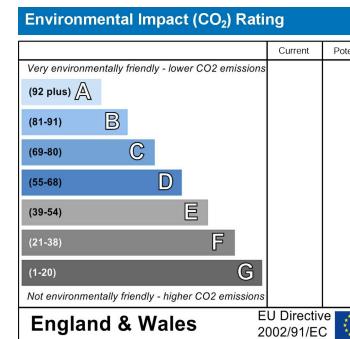
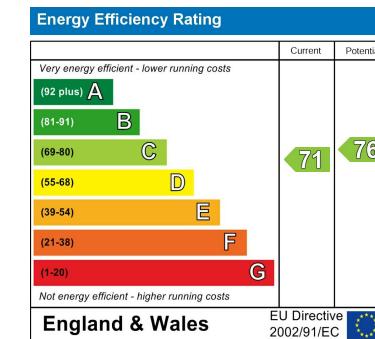
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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.



Cavendish

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Pencoed

Clawddnewydd, Ruthin, Denbighshire,
LL15 2NA

**Offers In The Region Of
£230,000**

This well-presented three-bedroom family home enjoys a generous plot with driveway parking, a carport, and an enclosed rear garden boasting beautiful countryside and mountain views.

On the ground floor, the property offers a welcoming entrance hall, a bright bay-fronted lounge with feature flooring, and a spacious open-plan kitchen/diner with modern units, ample storage, and direct access to the garden. A separate utility room provides further practicality and retains plumbing for a downstairs WC if desired.

Upstairs, there are three bedrooms – two doubles and a versatile single with built-in storage – all tastefully decorated and served by a modern family bathroom with shower-over-bath.

Externally, the rear garden is ideal for entertaining, featuring a decked seating area, patio, lawn, and shed, all enclosed with a mix of fencing and hedging and backing onto open fields. The front of the property is approached via gates to a large driveway, with ample parking for several vehicles and a carport to the side.

This home is perfect for families seeking both comfort and stunning views in a peaceful yet accessible location.

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 community centre with a shop (Siop y Fro), weekly Post Office, a children's play area, and Glan Llyn pub-shop offering hearty meals and groceries.

EXTERNAL

The property is approached via a gated entrance onto a spacious driveway with ample parking for multiple cars. Surrounded by mature bushes and hedges, the frontage also features a lawned garden area. To the side of the property is a carport with access to a side entrance door.

Entrance Hall

6.03 x 1.67 (19'9" x 5'5")

Living room

4.89 x 3.59 (16'0" x 11'9")



A welcoming family space with a feature bay window overlooking the driveway, grey wood-effect flooring, and two wall-mounted feature lights creating a cosy atmosphere.

**Utility Room**

1.55 x 1.12 (5'1" x 3'8")

Fitted with a dark mixed-stone effect work surface and space underneath for a washer and/or dryer. Plumbing remains in place should the buyer wish to reinstate a downstairs WC.

Bedroom

4.11 x 3.20 (13'5" x 10'5")



A spacious double bedroom with grey carpet, and a rear-facing window overlooking the garden and surrounding views.

Bedroom

3.63 x 2.37 (11'10" x 7'9")



A light-filled double bedroom with a grey carpet, pink and white décor, and a front-facing window with views over the driveway and beyond.

**Kitchen**

3.18 x 4.16 (10'5" x 13'7")



A spacious double bedroom with grey carpet, and a rear-facing window overlooking the garden and surrounding views.

Bedroom

3.63 x 2.37 (11'10" x 7'9")



A light-filled double bedroom with a grey carpet, pink and white décor, and a front-facing window with views over the driveway and beyond.

Fitted with a dark mixed-stone effect work surface and space underneath for a washer and/or dryer. Plumbing remains in place should the buyer wish to reinstate a downstairs WC.

Bedroom

4.11 x 3.20 (13'5" x 10'5")



A spacious double bedroom with grey carpet, and a rear-facing window overlooking the garden and surrounding views.

Bedroom

3.63 x 2.37 (11'10" x 7'9")



A light-filled double bedroom with a grey carpet, pink and white décor, and a front-facing window with views over the driveway and beyond.

Bedroom

2.46 x 1.94 (8'0" x 6'4")



An L-shaped single room with storage above the stairs. Finished with grey carpet, grey walls, and a feature mural. Front-facing double-glazed window with driveway and countryside views.

mix of decking, patio, and lawn areas, bordered by hedging on one side and fencing on the other. A side gate and garden shed provide added practicality.

**Bathroom**

1.93 x 2.13 (6'3" x 6'11")



Fitted with a white suite comprising bath with shower over, basin, and WC. Finished with marble-effect vinyl flooring, white tiling, a black radiator, and a frosted window for privacy.

Rear Garden

An enclosed outdoor space backing onto open fields with mountain views. The garden offers a

PRIORITY INVESTORS 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

VIEWINGS

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

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

DIRECTIONS

Start at Cavendish, St Peter's Square, Ruthin (LL15 1AA) - Head west on St Peter's Square and continue onto Clwyd Street (A494). - At the roundabout, take the first exit onto Mwrog Street (B5105), signposted Cerrigydrudion / Clawddnewydd. - Continue straight on the B5105 for about 5 miles (8 km). - Enter Clawdd-newydd village. The property will be on your left.

TENURE

* Tenure - understood to be Freehold.

Purchasers should verify this through their solicitor.

COUNCIL TAX

Denbighshire County Council - Tax Band D

ALM

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

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.