



9 Tan Y Bryn, Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1AQ

£700,000



EPC - null

Council Tax Band - G

Tenure - Freehold

Tan Y Bryn, Ruthin

4 Bedrooms - House - Detached

A beautiful four-bedroomed detached family house built to a modern yet traditional design and commanding fabulous views. The house proudly stands at the head of a small cul-de-sac within the sought after village of Llanbedr DC just a short distance from Ruthin. Offering large and versatile accommodation including five reception rooms, full double glazing, underfloor zoned heating with independent thermostatic controls in each room, integral double garage, ample parking and landscaped cottage gardens. Built to the highest standards this family home has to be viewed to be fully appreciated. EPC Rating - C-73, Tenure - Freehold, Council Tax Band - G



Description

This large four-bedroom detached family house was constructed to the highest standards under the close supervision of the present owners. The property has underfloor heating to the ground and first floors. The property includes an integral double garage with hobby room/office above and there are pleasant gardens to the front, rear and side.

Ground floor accommodation comprises a grand reception hall with feature oak staircase, a large living room, sitting room, dining room, study, fully fitted kitchen with dining/living area, utility room, rear conservatory, ground floor shower room with W.C and additional W.C off the utility room.

The first floor provides a large galleried landing with study area and high vaulted ceiling with feature window. There are three principal en-suite bedrooms one of which additionally has a dressing area and balcony. An additional fourth bedroom off the landing and a potential fifth bedroom above the garage subject to planning consent.

There is a large family bathroom featuring a whirlpool bath and walk-in shower. There is engineered oak flooring, oak panelled interior doors and an internal vacuum system built into the property. Positioned at the head of a cul-de-sac, this residence boasts panoramic views over neighbouring property towards Ruthin and across the Vale of Clwyd and must be viewed. EPC Rating - TBC, Tenure - Freehold, Council Tax Band - G

Accommodation

A covered open porch welcomes you with its stone-paved floor and oak cladding overhead. This elegant entrance leads to a front door crafted from oak, featuring double glazed panels on each side set within oak frames.

Reception Hall

16'0" x 20'11" (4.88 x 6.38)

A large reception hall with tiled flooring and graced by an oak staircase with turned posts, illuminated by subtle down lights. Built in storage cupboard, under stair cupboard and a shower room/wc.

Ground Floor Shower Room

6'3" x 6'2" (1.91 x 1.88)

With shower enclosure, pedestal wash basin and WC. Chrome heated towel rail, extractor fan and a double glazed window.

Living Room

18'4" x 13'11" (5.59 x 4.24)

An impressive room with walk-in bay window allowing an abundance of natural light. The main focal point is a feature cast iron wood-burning stove which is set upon a stone-tiled hearth with brick-constructed inglenook style fireplace with an oak mantle. Two windows to the side elevation, engineered oak flooring and subtle down lighting, double door leading into adjacent sitting room.

Sitting Room

13'9" x 14'7" (4.19 x 4.45)

Accessed via the reception hall, with engineered oak flooring, walk-in bay area, two expansive double glazed windows and a set of double glazed French doors which seamlessly connect the interior to the rear garden.

Study

12'0" x 8'6" (3.66 x 2.59 (3.65 x 2.6))

An artistically crafted leaded glass panel which provides natural light from the reception hall into the study. A double glazed window provides a pleasant view of the rear garden. Power points at desk level are also included.

Dining Room

12'6" x 11'4" (3.81 x 3.45)

With engineered oak flooring, and double glazed window to the front elevation.

Kitchen/Diner Area

25'7" x 11'10" (7.80 x 3.61)

The elegant kitchen is fitted with a range of shaker style fronted units including drawer and base units, with corresponding wall units above. A focal point is the recessed nook that accommodates a range cooker with a double oven, 6-ring hob with an extractor hood above, 1.5 bowl sink with mixer tap, granite worktops and partially tiled splashbacks. Additional wall units include a dresser unit with a plate rack and a tall standing pantry cupboard and larder unit with pull-out shelving. Integrated features include a dishwasher. Ample room is also available for a tall standing fridge freezer. A central island boasts granite tops, double power point socket, soft-close drawers, and pull-out storage units. The kitchen is adorned with a tiled floor and double glazed windows on the side and rear. Connected to this space, the dining area offers double doors that lead into the conservatory.

Conservatory

17'1" x 10'6" (5.21 x 3.20)

Leading from the kitchen, this spacious conservatory offers views over the garden with uPVC double glazed panelled windows and doors, polycarbonate roof, tiled flooring and double doors leading onto a patio area.

Utility room

17'1" x 4'11" (5.21 x 1.50)

Fitted with base units with a complementary work top over, accompanied by a stainless steel Franke sink and tiled splashback. The area is equipped with plumbing for a washing machine and ample space for a condensing tumble dryer. A double glazed door and window grace the side elevation, offering natural light. An adjoining door leads to the integral double garage.

W.C.

7'8" x 3'3" (2.34 x 0.99)

Featuring a low flush W.C. and a wall-mounted wash basin with a tiled splashback, this space also includes an extractor fan and a double glazed window positioned on the side elevation.



Double Garage

17'9" x 18'1" (5.41 x 5.51)

Access is gained via two up-and-over doors which are operated remotely. With a built-in vacuum system and floor-mounted oil-fired central heating boiler, power and light. A double glazed door at the rear adds convenience. An ascending staircase leads to an office space situated above.

Galleried Landing

21'4" x 20'11" (6.50 x 6.38)

A striking central window offers commanding views stretching across the Vale of Clwyd and its surroundings. The ceiling accommodates down lighting, and access to the loft space, while an engineered oak floor enhances the ambience. A specially commissioned stained-glass panel in the wall to the main bathroom depicting a stylised view of the Clwydian Hills. The hot water system is also housed within this space.

Master bedroom

12'8" x 16'11" (3.86 x 5.16)

A double glazed window graces the front, while double glazed French doors to the side unveiling a balcony. Engineered oak flooring with underfloor heating, complemented by a dressing area featuring sliding wardrobes on either side. An en-suite completes the space.

Master Bedroom En-suite

7'11" x 7'8" (2.41 x 2.34 (2.42 x 2.33))

Featuring a spa bath, pedestal basin, W.C., and a corner shower enclosure, tiled throughout, chrome towel rail, downlights, and an extractor fan. Double glazed window located on the side elevation.

Bedroom Two

17'0" x 13'10" (5.18 x 4.22)

Enhanced by engineered oak floor and underfloor heating, this area is illuminated by a double glazed window positioned at the front. An en-suite facility further complements the space.

Bedroom Two en-suite

7'10" x 6'6" (2.39 x 1.98)

Featuring a shower enclosure, a pedestal wash basin, W.C., floor-to-ceiling tiling and an extractor fan. A chrome towel rail, and a cupboard with shelving enhancing the functionality of the area.

Bedroom Three

13'9" x 13'1" (4.19 x 3.99)

Enhanced with underfloor heating and engineered oak flooring, this space incorporates a built-in double wardrobe and double glazed windows positioned at the rear.

Bedroom Three en-suite

8'8" x 3'10" (2.64 x 1.17 (2.63 x 1.16))

The en-suite features a shower enclosure, a W.C., and a pedestal wash basin. The space has partial tiling and full tiling within the shower area. A chrome heated towel rail, an extractor fan, and a double glazed window at the rear elevation.

Bedroom Four

11'11" x 8'10" (3.63 x 2.69)

With engineered oak flooring, and access to the loft, accompanied by a double glazed window situated at the rear.

Family Bathroom

16'5" x 8'6" (5.00 x 2.59)

Offers a generously proportioned double-ended whirlpool bath, a spacious shower enclosure, a pedestal wash basin, a W.C, bidet and extractor fan. With full tiling surrounding the shower area. A Double glazed window situated at the rear and a cupboard housing the underfloor heating manifolds.

Hobby/storage/possible office area

22'0" x 9'6" (6.71 x 2.90)

This space is accessed from the garage by an enclosed staircase, with two double glazed windows in end walls plus two Velux roof windows. Fitted with stainless sink, with a hot and cold water supply, work surface and base units. Power points and a radiator.

Outside

A spacious, expansive driveway accommodates parking for numerous vehicles and includes a turning area that leads to the integral double garage. Well tended borders planted with cottage plants grace the front and side, while pathways flank both sides of the property. The rear garden boasts a paved section with a stone wall, complemented by mature hedges and diverse borders. The oil tank is also located to the rear of the garage. The side garden has a lawn, a greenhouse, raised vegetable beds and access to the integral garage. There is also power to external lighting on house walls and garden steps.

Directions

From our Ruthin Office proceed to the bottom of Well Street and take a left turning at the lights onto Rhos Street, continue on the road out of Ruthin past the Ruthin School in the direction of Llanbedr DC, as you enter the village and pass St. Peter's Church, take the next left turning onto Lon Cae Glas, continue up the hill and take the first right turn until you see sign posted Tan Y Bryn to your right, continue on and take your first left turning and you will find the property at the head of the Cul-de-sac.



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Ground Floor

Floor area 193.1 sq.m. (2,078 sq.ft.) approx

Total floor area 193.1 sq.m. (2,078 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

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

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