

**27 Tan Y Bryn, Llanbedr Dyffryn Clwyd,  
Ruthin, LL15 1AQ**

**£400,000**

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**EPC - D62**

**Council Tax Band - G**

**Tenure - Freehold**

# Tan Y Bryn, Ruthin

## 4 Bedrooms - House

**\*\*NO ONWARD CHAIN\*\*** A detached timber framed family home commanding fabulous views across the Vale of Clwyd to Ruthin and the hills beyond. The property stands in a small cul-de-sac within the sought after village of Llanbedr DC just a short distance from Ruthin. The accommodation provides reception hall, living room with balcony, dining room, family kitchen, four bedrooms and a bathroom. Additionally there is a double garage, gardens to the front and extensive views across The Clwydian range. EPC Rating D62- Tenure - Freehold, Council Tax Band - G



### Description

This light and spacious detached family home is located in the much sought after location of Llanbedr DC, situated in an elevated position taking full advantage of the beautiful views across the Clwydian range.

The accommodation provides a reception hall/sun room, 2 reception rooms, fitted kitchen, 4 bedrooms and family bathroom.

There is a double garage and lawned gardens to the front, side and to the rear.

EPC rating tbc, Tenure - Freehold. Council Tax band G

The accommodation provides  
uPVC double glazed door leading to

### Hall/Sun Room

12'6" x 7'1" (3.82 x 2.16)

With uPVC double glazed window and sliding door to the side, tiled floor.

### Entrance Hall

With Laminate flooring, double panel radiator and a storage cupboard.

### Dining Room

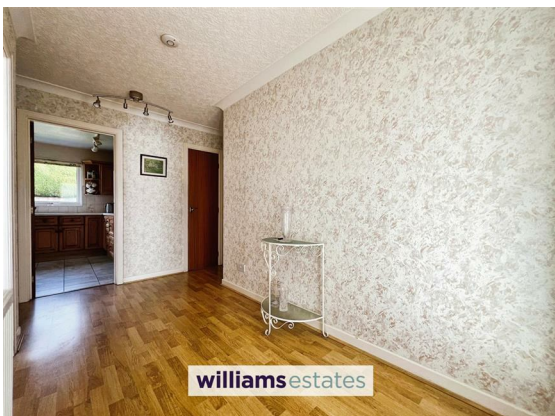
12'3" x 9'8" (3.75 x 2.97)

Double panel radiator, double glazed uPVC window to the front elevation overlooking the Clwydian range, laminate floor

### Kitchen

14'11" x 9'9" (4.57 x 2.99)

Well fitted having a range of base and wall mounted cupboards and drawers, complimentary working surfaces, integrated four plate electric hob and oven, tiled flooring, sink unit having a mixer tap, tiled splash backs, uPVC double glazed window to the rear elevation, void for tall fridge freezer, void and plumbing for washing machine and dishwasher, uPVC double glazed door leads to the rear garden, tiled floor.



## Living Room

20'10" x 16'0" (6.36 x 4.88)

Steps lead up from the Hall. A bright and spacious room having a feature stone fireplace housing gas fire, sliding doors leading onto the balcony having far reaching views, 2 double panel radiators, uPVC double glazed window to the side elevation.

## Bedroom One

12'10" x 10'7" (3.93 x 3.24)

Bright and spacious room, uPVC double glazed window to the front elevation, double panel radiator, built in storage cupboards, walk in robe

## Bedroom Two

12'1" x 10'7" (3.69 x 3.25)

uPVC double glazed window to the front elevation, double panel radiator, built in robe to the recess

## Bedroom Three

11'8" x 9'10" (3.58 x 3.01)

Double panel radiator, uPVC double glazed window to the rear elevation.

## Bedroom Four/Office

9'10" x 7'8" (3.00 x 2.35)

Double panel radiator, uPVC double glazed window.

## Bathroom

9'9" x 8'1" (2.99 x 2.47)

Panel bath having shower tap, pedestal wash hand basin, fully tiled walls, tiled floor, walk in shower cubicle, double panel radiator and heated chrome towel rail, double glazed window to the rear elevation, airing cupboard.

## W.C.

Low level W.C, wash hand basin, uPVC obscure window to the side elevation and a radiator.

## Outside

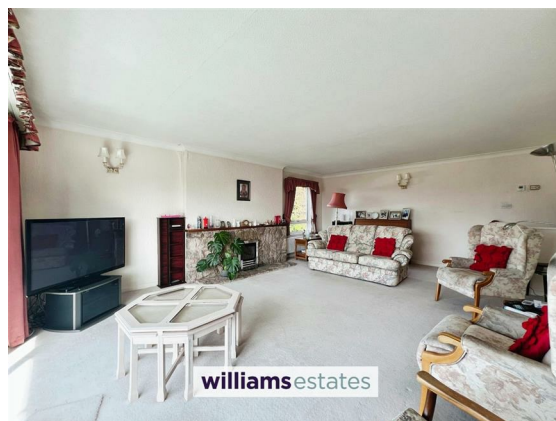
Tarmacadam drive provides parking.

Access to a Double Garage having up and over door.

Front garden and mature, enclosed private garden with greenhouse to the side of the property. Paved path gives access to the rear garden, steps up to a lawned area, greenhouse, garden pond, mature hedging to boundary.

## 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.





### Floor Plan

Floor area 143.7 m<sup>2</sup> (1,547 sq.ft.)

TOTAL: 143.7 m<sup>2</sup> (1,547 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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