



## Hirwaen

Llanbedr Dyffryn Clwyd,  
Ruthin, Denbighshire LL15 1TB

**Price**  
**£599,500**

Large and beautifully proportioned 5 bedroom architect designed detached house standing within extensive grounds of about 0.5 acre in the centre of this noted hamlet in the heart of rolling countryside, an Area Of Outstanding Natural Beauty, near the foothills of the Clwydian Range some 3.5 miles from Ruthin. Almost equidistant between the villages of Llanbedr Dyffryn Clwyd and Llangynhafal in an unspoilt rural environment approached over minor country lanes, this very substantial and adaptable home does require some minor works of completion internally and landscaping of the front gardens to individual requirements. It affords: outer hall, central hall with turned staircase to galleried landing, through lounge, dining room, study, through kitchen/family room, utility room, cloaks and wc, first floor galleried landing, master bedroom with walk-in wardrobe and luxury en suite, 4 further bedrooms and luxury bathroom. Former garage to provide ancillary room with staircase to hobby room. Garage and extensive and private south facing gardens to the rear with views along the Vale

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## LOCATION

Hirwaen is a secluded hamlet standing on the western foothills of the Clwydian Hills. It is an area noted for scenic beauty (Area of Outstanding Natural Beauty) with ease of access for those who enjoy walking and bridleways on the Clwydian Hills towards the village of Llangynhafal and Llanbedr. The nearby market town provides a wide range of facilities catering for most daily requirements and the A494 Mold road is within two miles enabling access towards Chester.



## THE ACCOMMODATION COMPRISES:

Oak panelled door with decorative and leaded panes to include windows to either side leading to:

### ENCLOSED OUTER HALL

2.59m x 1.55m (8'6" x 5'1")

Ceramic tiled flooring and fitted cloaks cupboard with coat hooks and side shelving. Twin glazed pine panelled and decoratively glazed doors open to:

### SPLENDID CENTRAL HALL

3.20m x 4.57m + 3.58m x 1.17m (10'6" x 15'0" + 11'9" x 3'10")

With turned staircase and high galleried landing with vaulted ceiling. Staircase rising off with barley twist newel and spindles. Coved ceiling, ceiling downlighters, engineered oak floor and two panelled radiators.



### LOUNGE

8.89m inc bay x 4.42m (29'2" inc bay x 14'6")

A splendid through room with a square bay window to the front elevation with double glazed windows affording a predominantly westerly aspect over the garden and the Vale of Clwyd. To the rear are double glazed french doors with matching side panels opening to a south facing patio and garden. A fine Pickwick Portland cast stone fireplace with decoratively carved panels, matching hearth and deep recess housing a Hunter LPG coal effect stove. Coved ceiling with downlighters, tv point and two panelled radiators.



### DINING ROOM

3.96m x 3.12m (13'0" x 10'3")

Double glazed window with pleasing southerly aspect over the rear garden, coved ceiling with downlighters, engineered oak floor and a boxed panelled radiator.



### STUDY

3.48m x 3.56m (11'5" x 11'8")

Double glazed window to the front and panelled radiator.



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## DAY LOUNGE/SUN ROOM

4.27m x 3.05m (14'0" x 10'0")

The room extends outwards to take full advantage of the pleasing aspect over the rear garden with double glazed windows to either side and double glazed french doors opening out to the patio. Engineered oak floor, coved ceiling with downlighters and panelled radiators.

## THROUGH KITCHEN/FAMILY ROOM

8.08m x 3.86m (26'6" x 12'8")

The kitchen is extensively fitted with a range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts and contrasting solid marble working surfaces to include a large central dais providing corner open shelving and cupboards. To the kitchen is an inset single drainer sink with mixer tap, integrated dishwasher, four-ring Miele ceramic hob with a large Miele glass and stainless steel extractor hood and light over, matching integrated double oven, steam oven and two Supertherm ovens. Neff larder fridge and integrated freezer. Marble upstands, ceiling downlighters.

To the family area are double glazed french doors opening to the south facing rear garden and panelled radiator.

## UTILITY ROOM

3.38m x 1.63m (11'1" x 5'4")

Fitted base and wall units with inset single drainer sink, void and plumbing for washing machine and space for tumble dryer. Double glazed window and matching door to the rear.

## CLOAKROOM

White suite comprising fitted cabinet with wash basin and storage cupboards, and low level wc. Fully tiled walls, matching floor, double glazed window and radiator. Personal door to the garage.

## FIRST FLOOR

### GALLERIED LANDING

6.27m x 3.07m (20'7" x 10'1")

A delightful room with high vaulted ceiling with downlighters, designed to take full advantage of the pleasing aspect in a westerly direction across the Vale with double glazed french windows opening to a juliet balcony and with a further double glazed light above. Three boxed panelled radiators.



## BEDROOM ONE

5.31m x 4.42m (17'5" x 14'6")

Double glazed window with pleasing westerly views across the Vale. The bedroom benefits from an extensive range of fitted furniture with three double door wardrobe, single door robe, matching dressing table, chest of drawers and bedside cabinets. Walk-in wardrobe and panelled radiator.



## EN SUITE SHOWER ROOM

3.00m x 2.67m (9'10" x 8'9")

Quality white suite comprising large corner cubicle with glazed screen and high output thermostatically controlled shower, large pedestal wash basin and wc. Fully tiled walls, double glazed window, ceramic tiled flooring and panelled radiator.

## BEDROOM FOUR

4.19m x 3.53m (13'9" x 11'7")

(front middle left) Double glazed window with westerly aspect to the front and boxed panelled radiator.



## BEDROOM TWO

3.86m x 4.37m (12'8" x 14'4")

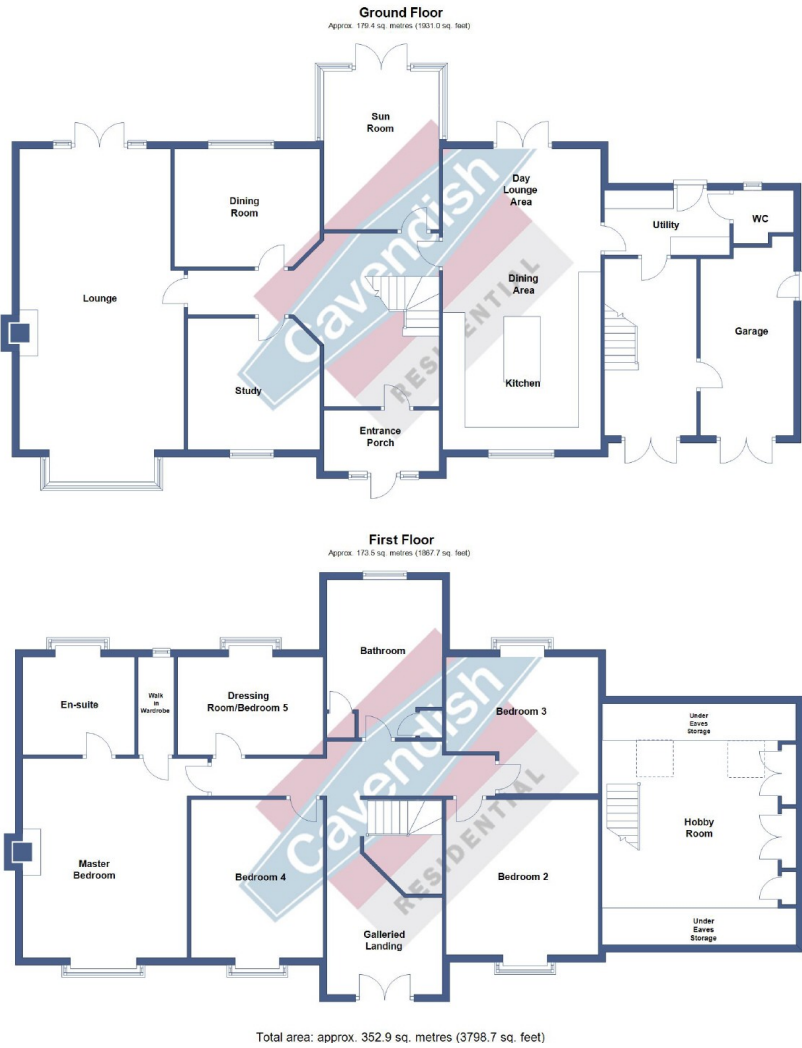
(front right) Double glazed window with westerly aspect to the front, fitted wardrobes comprising one double and three single door robes providing a combination of hanging rails and shelving, and panelled radiator.



## BEDROOM THREE

3.86m x 3.66m (12'8" x 12'0")

(rear right) Double glazed window with southerly aspect across the garden and along the Clwydian Hills and distant views of St Peters Church in Ruthin. Out-built fitted wardrobes comprising one double and one single door robe with matching dressing table, and panelled radiator.



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