

Isfryn & Arfryn, 4 & 5 Church Square, Llandyrnog, Denbigh LL16 4HG Guide Price £80,000

A pair of traditional style mid-terrace properties in need of a complete refurbishment together with spacious garden to the side and situated within the popular village of Llandyrnog being within equal distance to the Market Towns of Denbigh and Ruthin. The property may well be of interest to a wide spectrum of purchasers to include those seeking an investment opportunity. The properties are Grade II Listed.

Accommodation :- Isfryn - Lounge, Kitchen, Bathroom, Landing, Bedroom One. Arfryn - Front Entrance, Lounge, Living Room, Kitchen, Bathroom, Landing, 2 Bedrooms

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

An opportunity arises to purchase a pair of mid-terrace properties situated in a prominent location with great potential. As appreciated the properties are in need of refurbishment and may be of interest to a wide spectrum of purchasers.

SITUATION & DIRECTIONS

The properties are conveniently situated in the popular village of Llandrynog which provides a primary school, village store, Chapel, Church as well as a public house. The village is within 3 miles from the Market Towns of Denbigh and Ruthin.

From the agents Denbigh office, proceed down Vale Street and on reaching the traffic lights bear right onto Ruthin Road. At the roundabout take the second exit towards Llandrynog. On reaching the mini roundabout, take the third exit towards the Village and upon reaching the Village the property can be seen on your right hand side after the Parc Tyn Llan road entrance.

ISFRYN, 4 CHURCH SQUARE

The accommodation briefly comprises :-

LOUNGE

10'3" x 9'7" (3.14m x 2.93m)

With brick surround open fireplace, understairs storage cupboard, meter box and timber floor.

KITCHEN

8'2" x 8'0" (2.51m x 2.44m)

With floor and wall units, stainless steel sink unit with hot and cold taps, access to rear garden and laminate flooring. There is plumbing for washing machine, door to :-



BATHROOM

8'7" x 4'5" (2.63m x 1.36m)

With wc, wash hand basin, panelled bath, partly tiled walls and laminate flooring.

LANDING

BEDROOM ONE

12'4" x 11'7" (3.76m x 3.55m)

With open fireplace, window to front aspect and carpeted floor.



ARFRYN, 5 CHURCH SQUARE

The accommodation briefly comprises :-

FRONT ENTRANCE

LOUNGE

12'10" x 10'7" (3.92m x 3.23m)

With open fireplace with brick surround, tiled hearth, open beam ceiling with window to front aspect and carpeted floor.

LIVING ROOM

12'5" x 7'6" (3.80m x 2.30m)

With open fireplace and tiled surround, electric meter box and carpeted floor.

KITCHEN

11'9" x 7'8" (3.59m x 2.34m)

Understairs storage cupboard, stainless steel sink unit with hot and cold taps, access to rear.

BATHROOM

9'5" x 7'11" (2.88m x 2.43m)

Comprising wc, wash hand basin, panelled bath and access to loft.

LANDING

BEDROOM ONE

12'10" x 11'1" (3.93m x 3.39m)

With open fireplace and window to front aspect, door leading to :-

BEDROOM TWO

12'6" x 10'5" (3.82m x 3.19m)

With open fireplace and window to front aspect.

OUTSIDE

There is an enclosed garden area situated at the side of the property which benefits from several pedestrian access and may be cleared to provide a lawned area.



SERVICES

We are given to understand that Mains Electricity, Mains Water, and Mains Drainage serve the dwellings. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the

correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

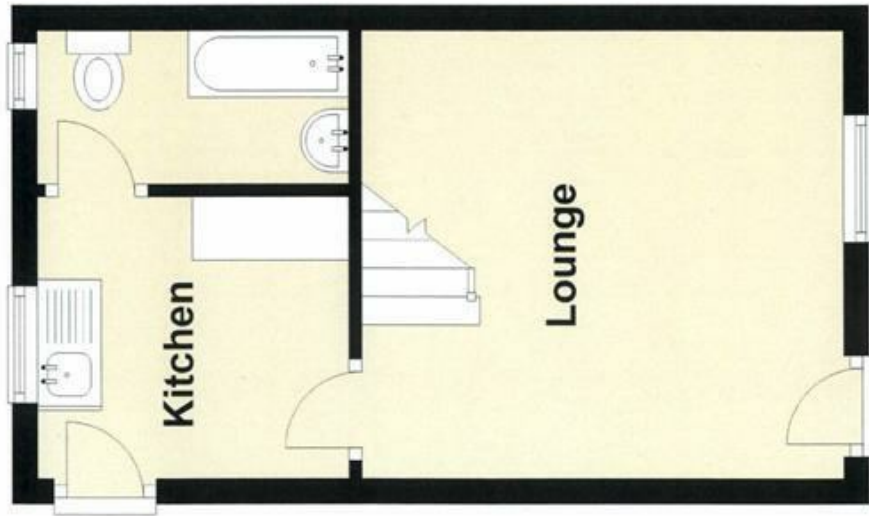
BUYING PROCEDURE

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

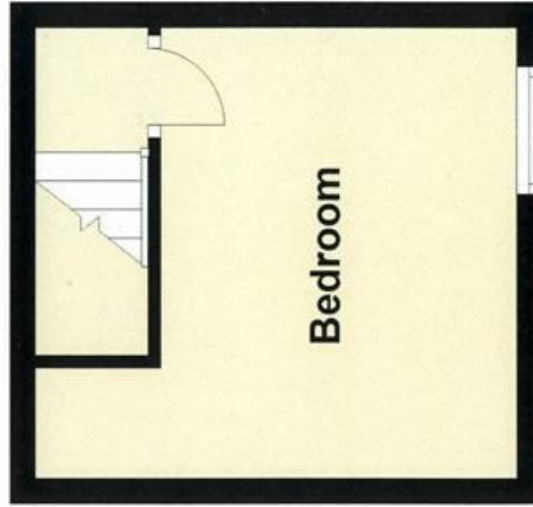
SELLING PROCEDURE

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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