



— CLOUGH & CO —

Residential, Agricultural, Commercial
Auctioneers, Valuers, Surveyors, Land & Estate Agents



Dorwyd, 3 Church Square, Llandyrnog, Denbigh LL16 4HG **Guide Price £160,000**

A spacious double fronted semi-detached property situated within the popular village of Llandyrnog and within equal distance to the Market Towns of Denbigh and Ruthin. The property benefits a large garden area to the side which may have development potential subject to all necessary consents, as well as upvc double glazed windows and oil fired central heating.

Accommodation :- Front Entrance, Porch, Living Room, Lounge, Kitchen, Toilet & Shower, Conservatory, First Floor - Landing, 2 Bedrooms & Bathroom/WC

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

SITUATION & DIRECTIONS

The property is conveniently situated within 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.

DESCRIPTION

A convenient yet quiet positioned property situated just off the B5429 road which includes a spacious garden to the rear suitable for a range of purposes subject to all necessary consents. The property benefits upvc double glazed windows throughout and oil fired central heating.

The accommodation briefly comprises :-

FRONT ENTRANCE

PORCH

With tiled floor.

LIVING ROOM

15'7" x 12'6" (4.77m x 3.82m)

Stone surround fireplace with slate hearth, carpeted floor and two central heating radiators, door to storage cupboard and window to front aspect.



LOUNGE

15'2" x 10'2" (4.64 x 3.12m)

Under stairs storage cupboard, window to front aspect, carpeted floor and central heating radiator.



KITCHEN

11'8" x 9'5" (3.58m x 2.88m)

With timber floor and wall units, stainless steel sink unit and window to side aspect, door to :-



TOILET & SHOWER ROOM

12'7" x 2'9" (3.85m x 0.85m)

Comprising low level wc, Mira electric shower and access to side garden and laminate flooring.

CONSERVATORY

8'10" x 7'4" (2.71m x 2.25m)

Access to side garden with tiled flooring and storage heater.



LANDING

BEDROOM ONE

16'0" x 13'10" (4.90m x 4.22m)

Spacious bedroom together with open fireplace, window to front aspect, carpeted floor and central heating radiator.



BEDROOM TWO

13'2" x 9'2" (4.02m x 2.81m)

With window to front aspect, carpeted floor and central heating radiator.



BATHROOM

6'10" x 6'0" (2.09m x 1.85m)

Comprising pedestal wash hand basin, panelled bath and wc.

OUTSIDE

Spacious garden area to include patio area, lawned area, shrubs and trees. Stone under box profile sheeted roof spacious garage.



ACCESS

We are led to believe that the hardcore track to the side of the garden is registered with the Deeds of Dorwyd and the properties known as Kinmel Terrace benefit from a right of way access.

SERVICES

We are given to understand that Mains Electricity, Mains Water and Mains Drainage serve the dwelling. 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.

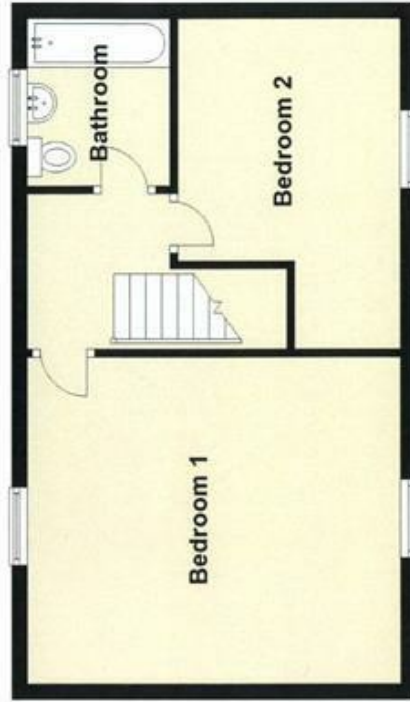
SELLING PROCEDURE

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. Plan produced using PlanUp.

