



Bryn Tirion, Saron, Denbigh LL16 4SW

Guide Price £349,950

A rare opportunity to acquire a delightful smallholding comprising a 2 bedroom detached bungalow standing in 2.91 acres together with stone built former shippon and stables. Situated on the outskirts of the semi-rural village of Saron, Bryn Tirion benefits impressive views of open countryside to the Clwydian Range and beyond and may be of interest to a wide spectrum of purchasers to include those seeking a smallholding or equine enthusiasts.

Accommodation :- Front Entrance, Conservatory, Bedroom One, Lounge, Bedroom Two, Bathroom/WC, Dining Room, Kitchen & Laundry

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

SITUATION & DIRECTIONS

The property is situated on the outskirts of the semi-rural village of Saron which is 5.5 miles or so from the Market Town of Denbigh and 7 miles or so from the Market Town of Ruthin. Both towns have a wealth of amenities and are convenient for the A55 North Wales Expressway for easy commuting to Chester, Manchester, Liverpool and the North Wales coast.

From our Denbigh office proceed down Bridge Street, at the roundabout take the first exit towards Pentrefoelas, after passing the council offices take a left towards Nantglyn, at the 'T' junction take a right signposted Saron and bear left signposted Prion. At the next 'T' junction take a right, stay on this road for approximately 3 miles and upon entering the village of Saron at the 'T' junction opposite the Chapel take a left towards Cyffylliog, stay on this road taking the next right, stay on this road and the property can be seen on your right hand side signposted Clough & Co for sale board.



FRONT ENTRANCE

CONSERVATORY

13'2" x 5'8" (4.03m x 1.74m)

Tiled floor with window to front aspect.



DESCRIPTION

Bryn Tirion comprises an elevated rural property standing in 2.91 acres or thereabouts and benefits open countryside views and beyond. The property will appeal to a wide spectrum of purchasers especially equine enthusiasts due to the fact that the local area benefits a wealth of carriage driving and riding routes. Such attractions include Clocaenog Forest and Llyn Brenig. Bryn Tirion occupies a peaceful yet convenient position. **VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.** The property includes 2 paddocks and field shelter both being convenient to the house and being currently grazed by two ponies with a proportion being rich in wild flower.

The accommodation briefly comprises :-



BEDROOM ONE

8'5" x 8'0" (2.58m x 2.45m)

Window to front aspect, tiled floor and storage heater.

LOUNGE

12'2" x 12'0" (3.73m x 3.67m)

Open beamed ceiling, timber fireplace, storage heater and timber floor.



BEDROOM TWO

12'3" x 12'0" (3.74m x 3.68m)

Includes En Suite providing wc and wash hand basin, carpeted floor and storage heater.



LAUNDRY

8'9" x 4'11" (2.68m x 1.52m)

Door to rear Porch and Tool Room, electric meter box and tiled floor.

BATHROOM

7'4" x 5'5" (2.25m x 1.67m)

Comprising a panelled bath, pedestal wash hand basin, wc, airing cupboard with water tank and laminate floor.

DINING ROOM

14'11" x 8'10" (4.55m x 2.71m)

Includes door to store room, log burner, storage heater and timber floor.



OUTSIDE

To the front of the property includes front garden rich with shrubs, flowers, plants and trees. Pedestrian side access to the rear provides patio area and storage container.



STABLES/OUTBUILDING

Timber frame stable unit providing 3 stables which includes mains electricity and mains water.

Timber frame monopitch outbuilding providing ample storage space and benefiting concreted floor.

KITCHEN

10'5" x 7'9" (3.20m x 2.38m)

Timber floor and wall units, stainless steel sink unit, window to front aspect and tiled effect floor.



FORMER SHIPPON

Stone built under slate roof former shippon of character with loft space above.



SERVICES

We are given to understand that the property is connected to mains water, mains electricity and includes storage heaters and septic tank drainage 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.

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

VIEWING ARRANGEMENTS

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

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

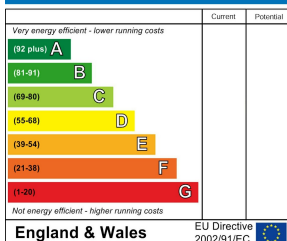
Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.



Promap
LANDMARK INFORMATION

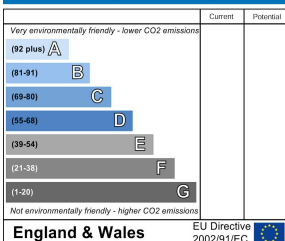
© Crown copyright and database rights 2024. OS AC0000813445
Plotial Scale - 1:1250. Paper Size - A4

Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

45 High Street, Denbigh, Clwyd, LL16 3SD
Tel: 01745 812049 | Fax: 01745 812180
enquiries@cloughco.com
www.cloughco.com



— CLOUGH & CO —
Residential, Agricultural, Commercial
Auctioneers, Valuers, Surveyors, Land & Estate Agents