



Clough
AND Co

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Haulfryn, Llanbedr Dyffryn Clwyd, Ruthin, LL15 1YF

Guide Price £265,000

A spacious and well appointed detached dormer bungalow situated within an elevated position on the fringes of Llanbedr Dyffryn Clwyd which includes a generous plot standing in approximately 0.95 acres (0.38 hectares) and boasts a wealth of potential, suitable for a wide range of prospective purchasers.

Accommodation : Hall, Bedroom One, Lounge, Dining Room, Kitchen, Utility Room, Bathroom, Bedroom Two, First Floor, Bedroom Three

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

SITUATION & DIRECTIONS



Haulfryn is a charming property of character nestled conveniently on the outskirts of the popular village of Llanbedr Dyffryn Clwyd. Llanbedr Dyffryn Clwyd is a picturesque village located 2 miles north east from the Historical Market Town of Ruthin situated in an Area of Outstanding Natural Beauty. The village of Llanbedr itself has a popular public house, historic church and excellent local primary school namely Ysgol Llanbedr.

The Historical Market Town of Ruthin offers a broad range of amenities to include supermarkets, local secondary schools, restaurants and shops. Local recreational facilities include Ruthin Pwllglas Golf Club, Ruthin Rugby Club and the Vale Country Club as well as popular walks and mountain bike routes. Ruthin has good road links with the A55 linking the North East along with the M56, M53 and M6 motorway network.

From our Ruthin office take the A494 Mold road proceeding for some 2 miles or so and continue through the village of Llanbedr DC passing the Griffin Inn on your right hand side. Stay on this road passing the Clwyd Gate Manor on your left and the access track can be seen on your left hand side sign posted Clough & Co For Sale board. what3words ///shop.envisage.prominent.

DESCRIPTION

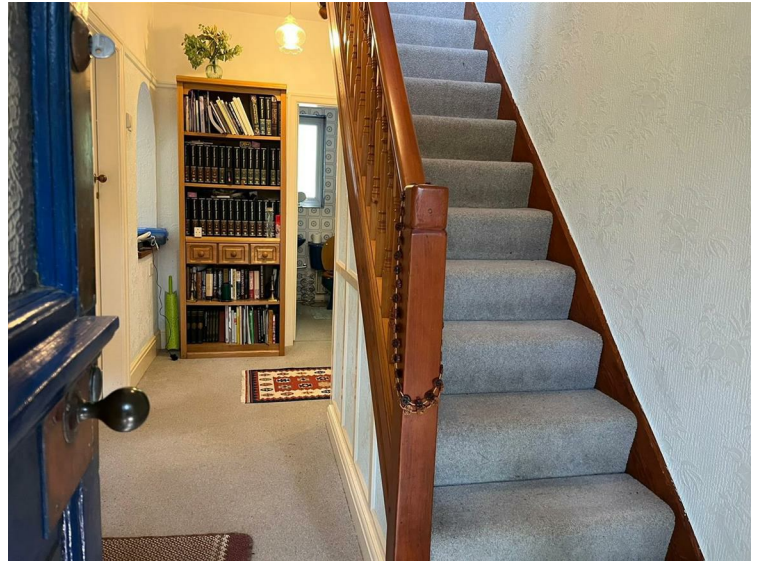
A well appointed dormer bungalow situated in a pleasant location with spacious grounds extending in total to approximately 0.95 acres (0.38 hectares) and is for identification purposes edged red on the attached plan. The property maybe of interest to a wide spectrum of potential purchasers and boasts a wealth of potential which may benefit from a programme of modernisation work. Viewing is highly recommended to appreciate the true potential of this interesting property. NO ONWARD CHAIN.

The accommodation briefly comprises :-

FRONT ENTRANCE

SPACIOUS HALL

15'4" x 6'3" (4.69m x 1.93m)



Carpeted floor, central heating radiator, under stairs storage, door to :-

BEDROOM ONE

13'7" x 11'4" (4.15m x 3.47m)

Carpeted floor, central heating radiator, bay window to front aspect, spacious room.

LOUNGE

12'5" x 11'10" (3.79m x 3.63m)



Carpeted floor, central heating radiator, bay window to front aspect, stone feature fireplace, cupboard housing Worcester boiler.

Open archway to the :-

DINING ROOM

11'11" x 9'4" (3.64m x 2.86m)



Window to side aspect, carpeted floor, central heating radiator, character room with open arch way to the hallway, door to :-

KITCHEN

9'1" x 8'2" (2.78m x 2.51m)



Modern style wall and floor units, laminate granite effect worktops, cream coloured sink unit with mixer taps, carpeted floor, central heating radiator, partly tiled walls, electric meter box window to rear aspect, door to :-

UTILITY ROOM

8'11" x 6'2" (2.73m x 1.90m)

Tiled floor, timber wall units, granite effect worktop, plumbing for washing machine, window to rear aspect and doorway to rear garden.

BATHROOM

6'4" x 5'9" (1.94m x 1.77m)

Carpeted floor, low level wc, pedestal wash hand basin, tiled bath with shower head, tiled walls, central heating radiator

BEDROOM TWO

9'2" x 9'4" (2.81m x 2.87m)



Spacious room with carpeted floor, central heating radiator, window to rear aspect, fitted wardrobes.

FIRST FLOOR

BEDROOM THREE

18'2" x 11'11" (5.56m x 3.65m)



Spacious room of character with carpeted floor with timber side cladding and ample storage space, central heating radiator, window to front aspect.

OUTSIDE



A short drive leads to ample parking area with spacious brick/block garage with concrete floor and pebble dashed external elevations under sheeted roof with solar panels. The property benefits spacious grounds with a pocket of hardwood and softwood mature trees. To the rear includes a brick built general store under sheeted roof, patio and sheltered area, concrete block general store under sheeted roof with concrete floor. To the front includes a peaceful orchard/paddock with a mixture of trees, hedges and grassed area.

ACCESS

The property benefits from a short right of way access over a hardcore track.

VIEWING ARRANGEMENTS

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

SERVICES

We are given to understand that Natural Water, Propane Gas Central Heating, Mains Electricity and Private Septic Tank Drainage serve the property. 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

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.

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.

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.

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.

HM Land Registry
Official copy of
title plan

Title number **CYM656048**
Ordnance Survey map reference **SJ1658SE**
Scale **1:2500**
Administrative area **Denbighshire / Sir
Ddinbych**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

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