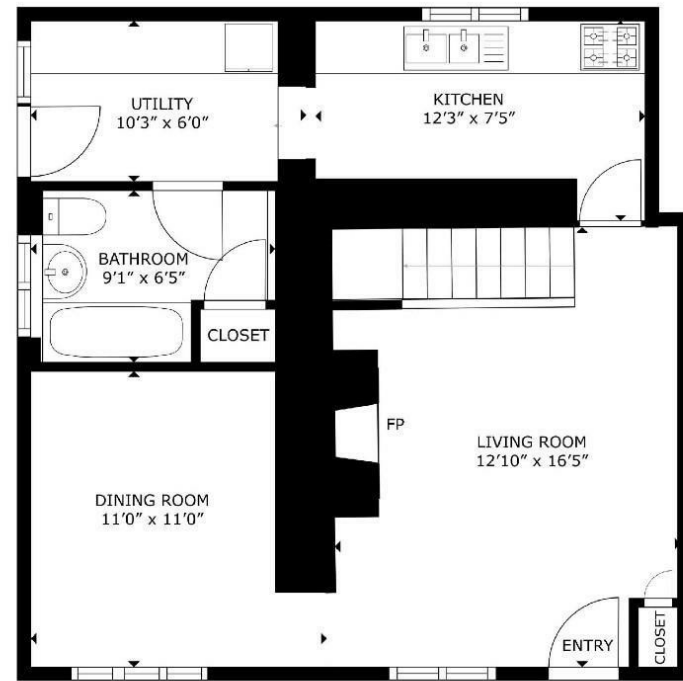
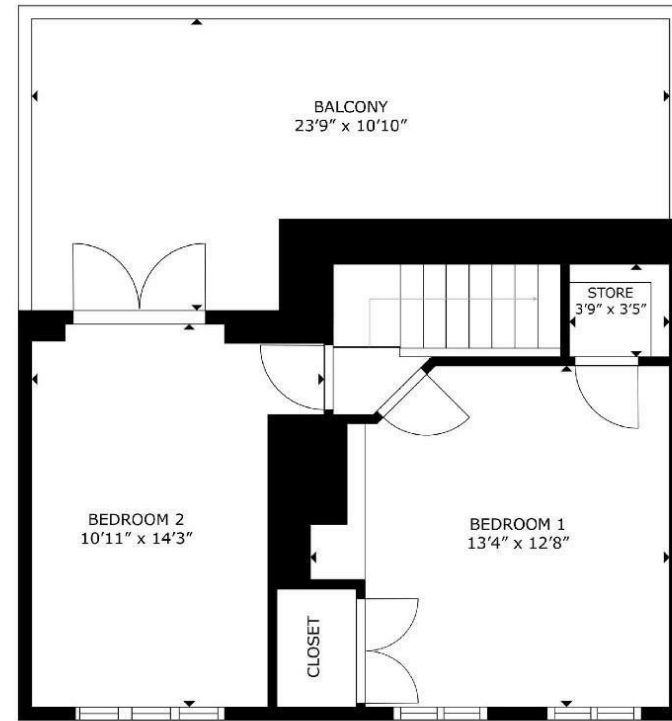


Willow Bank Cottage Llandegla Road, Llanarmon-Yn-Ial, Mold, Denbighshire, CH7 4QY



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 569 sq. ft., FLOOR 2: 364 sq. ft.  
TOTAL: 933 sq. ft.  
EXCLUDED AREA: BALCONY: 207 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	45

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



**Willow Bank Cottage Llandegla Road**  
Llanarmon-Yn-Ial, Mold, Denbighshire  
CH7 4QY

**Price**  
**£190,000**

A CHARMING TWO BEDROOM END TERRACED COTTAGE WITH TWO RECEPTION ROOMS AND FIRST FLOOR BALCONY. Enjoying an idyllic position to the centre of this noted and much sought after village location, next to the parish church, and with views from the balcony over surrounding countryside. The cottage affords well proportioned accommodation with double glazing and an oil fired central heating whilst provides scope for further refurbishment and modernisation to individual requirements. In brief comprising living room with beamed ceiling and inglenook fireplace with multi fuel stove, dining room, galley style kitchen, utility room and ground floor bathroom. First floor landing, bedroom one with built in wardrobes and second bedroom with access onto the balcony extending across the rear elevation of the cottage. No onward chain.

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

**Cavendish**

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## LOCATION



Llanarmon Yn Ial is a noted rural village situated on the eastern slopes of the Clwydian Range, approximately 8 miles from the market town of Mold and 17 miles from Chester . The area is renowned for its scenic beauty and numerous country walks and bridle paths, to include the famous Offas Dyke path along the Clwydian Range. The village is centred around the historic parish village Church, The Raven Inn and Shop, both of which are run by the local community. In addition there is a community hall in the village and a local primary school nearby.

## THE ACCOMMODATION COMPRISES



## PORCH

Canopy front entrance porch with light point and modern double glazed wood grain effect front door to sitting room.

## SITTING ROOM

4.98m x 3.84m overall (16'4" x 12'7" overall)



An attractive room with beamed ceiling, double glazed window to the front and stone inglenook fireplace with raised quarry tiled hearth and multi fuel stove. Open tread staircase to the first floor, wall light points, double panelled radiator and built in cupboard housing the electricity meter. Opening to dining room.



Follow the road into the village, passing The Raven Inn on the right, and follow the road around the Church and bear left at the end of the wall onto the unmade track which lead down to the property on the right. Viewers are advised to park on the main road.

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW

#### TENURE

Understood to be Freehold

#### COUNCIL TAX

Denbighshire County Council - Tax Band D

#### ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

#### EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

#### PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

#### VIEWING

#### DINING ROOM

2.67m x 3.25m (8'9" x 10'8")



Double glazed window to the front and radiator.

#### KITCHEN

3.76m x 1.73m (12'4" x 5'8")



A galley style kitchen with range of cream fronted base and wall units with mottled effect worktops with inset sink unit with preparation bowl and mixer tap. Tiled splashback, space for electric cooker, quarry tiled floor, radiator and double glazed window to the rear. Opening to utility.



#### UTILITY

2.69m x 1.91m (8'10" x 6'3")



Matching wall cupboards and worktops to the kitchen, Worcester oil fired central heating boiler, void and plumbing for washing machine, quarry tiled floor, radiator, UPVC double glazed window and single glazed stable door. Internal door to bathroom.

## BATHROOM

1.96m x 2.74m (6'5" x 9')



Fitted with a light coloured suite comprising panelled bath with mains shower, pedestal wash basin and low flush WC. Fully tiled walls, radiator, double glazed window with frosted glass and built in linen cupboard with slatted shelving.

## FIRST FLOOR

### BEDROOM ONE

3.96m x 3.40m (13' x 11'2")



Double glazed window to the front, deep built in double wardrobe unit with hanging rail; radiator and further built in shelved cupboard with light.



### BEDROOM TWO

4.14m x 2.64m (13'7" x 8'8")



A double size room with double glazed window to the front, wall light points, radiator and double glazed French doors to the rear leading out onto the balcony with views over roof tops across to surrounding countryside. Outside lights and power points on the balcony.



## BALCONY



## VIEW



## OUTSIDE



Small attached store to side of the cottage.

Please note the track and gravelled area of land to the side of the cottage does not form part of the property and is owned by the neighbouring property known as Mill Race Cottage.



## DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road. On reaching the mini-roundabout on the outskirts of the town, take the second exit onto the A494 towards Ruthin. Follow the road through Gwernymynydd, Cadole and Llanferres and therefore take the left fork onto the B5431 Llanarmon-yn-Ial/Graianrhyd road. Follow the road for approximately one and a half miles and take the right turning for Llanarmon-yn-Ial village.