

7 Troed Y Fenlli, Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1BQ



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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,165 sq.ft.
EXCLUDED AREAS : STORE ROOM 116 sq.ft. GARAGE 165 sq.ft. SHED 27 sq.ft.
TOTAL : 1,165 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
	58

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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Price
£350,000

A THREE BEDROOM LINK - DETACHED BUNGALOW WITH 2 RECEPTION ROOMS STANDING ON THE SOUTHERN SIDE OF THIS NOTED RESIDENTIAL CUL-DE-SAC WITH LARGE AND VERY PRIVATE GARDENS ADJOINING FARMLAND LOCATED IN A VERY POPULAR CUL-DE-SAC JUST A SHORT DISTANCE FROM THE VILLAGE CENTRE.

The sale presents a rare opportunity to buy a spacious bungalow in this established residential area in the centre of the village some 2.25 miles from Ruthin. It affords entrance porch, lounge with patio doors to a private garden, dining room, kitchen/breakfast room, utility room, three bedrooms and luxury shower room and separate cloakroom, modern double glazing and oil heating. Shared drive with parking for two cars, garage and a very useful enclosed store room, Large south facing and private gardens to rear with a secluded patio, large lawns bounded to one side by a minor mountain stream, a number of mature fruit trees and summerhouse. INSPECTION HIGHLY RECOMMENDED.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

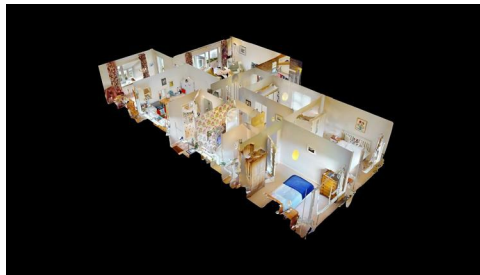


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LOCATION

Llanbedr Dyffryn Clwyd village stands on the western slopes of the Clwydian Hills. The area is conveniently placed for access to the nearby market town of Ruthin which provides a wide range of facilities catering for most daily requirements and good road links towards Mold approximately 9 miles.

3D VIRTUAL TOUR



Available to view on-line.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE PORCH

Modern UPVC double glazed entrance door with full depth panels to either side leading to enclosed porch, feature exposed brickwork to walls, tile effect floor covering. Part glazed door leading to L shaped central hall.

CENTRAL HALL

L shaped central hall, fitted cloaks cupboard with hanging rail and high level shelf, further fitted airing cupboard with slatted shelving and radiator, access to roof void with pull down ladder, panelled radiator.

LOUNGE

4.98m x 4.47m (16'4" x 14'8")



An attractive room on the southern side of the bungalow with a wide double glazed sliding patio window designed to take full advantage of the pleasing southerly aspect over the gardens and vale. Coved ceiling, inset electric fire with raised tile topped hearth, fitted shelving to recess, TV point, panelled radiator. Glazed door with matching panel to side leading to dining room.



DINING ROOM

3.68m x 3.40m (12'1" x 11'2")



Dual aspect with double glazed windows affording aspects over the south facing gardens, coved ceiling, serving hatch to kitchen, panelled radiator.



KITCHEN

3.84m x 2.97m (12'7" x 9'9")



Fitted with a range of base and wall mounted cupboards and drawers with a stone effect working surface to include a Corian style drainer around a white glazed Belfast style sink with stainless steel mixer tap, space for slot in electric cooker, void and plumbing for dishwasher, space for upright fridge freezer, ceiling downlighters, double glazed window, panelled radiator.



UTILITY ROOM

2.34m x 1.88m (7'8" x 6'2")

Fitted pantry cupboards with shelving, matching worktop with void and plumbing for washing machine, Worcester oil fired combination boiler providing heating and hot water, double glazed window and matching door to side.

BEDROOM ONE

3.68m x 3.25m (12'1" x 10'8")



Double glazed window to front, panelled radiator.

BEDROOM TWO

3.68m x 2.92m (12'1" x 9'7")



Double glazed window to front, panelled radiator.

BEDROOM THREE

3.20m x 2.31m (10'6" x 7'7")



Double glazed window to side, panelled radiator.

SHOWER ROOM

2.69m x 1.75m (8'10" x 5'9")



Modern suite with a wet floor system with glazed screen and high output shower, fitted cabinets to one wall incorporating wash basin and WC, part tiled walls, extractor fan, double glazed window, chrome towel radiator.

CLOAKROOM

Modern suite with wash basin and tiled splash, low level WC, double glazed window.

OUTSIDE

The property is approached over a shared dual width drive with this and the adjoining bungalow leading to the front of the garage providing space for parking two cars. The front garden is bounded by an established hedge with lawn and pathway leading around to the left hand gable.

GARAGE

5.49m x 2.90m (18' x 9'6")

Metal up and over door leading in, electric light and power installed, double glazed window to rear.

INTERCONNECTING WORK ROOM/STORE

4.93m x average width of 2.44m (16'2" x average width of 8')

A very useful room which interconnects between the bungalow and the garage, it benefits from a UPVC panelled door to front and matching double glazed window and door to rear. Electric light and power installed.

REAR GARDEN



The rear garden is a particular feature of the bungalow as it is both extensive and private. It is bounded by mature hedging in the main with a wide sweeping lawn which extends to the southern boundary within which a minor mountain stream flows along its border. The gardens are interspersed with established flower and shrub borders together with a number of ornamental trees and fruit trees. Immediately adjoining the bungalow is a wide paved patio with gravelled areas and a low level brick retaining wall with further shrubbery beyond. To the left hand side is an enclosed domestic area with modern bunded oil tank.



DIRECTIONS

From the Agent's Ruthin Office proceed down Market Street and on reaching the roundabout take the third exit onto the A494 Mold road. Follow the road out of town for some two miles to the village of Llanbedr DC and turn left directly opposite the Griffin Inn onto the B5429 Llandrymrog road. Continue for some 150yds and take the first left turning into Troed y Fenlli and follow the estate road whereupon the property will be found on the left hand side.

TENURE

Understood to be Freehold.

COUNCIL TAX

Denbighshire - E

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.

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.

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.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

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

HE/PMW