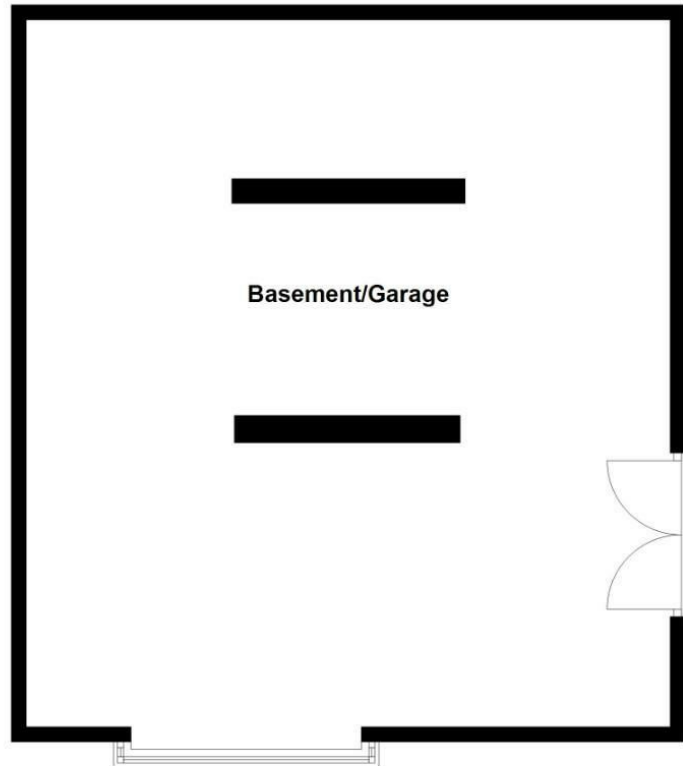


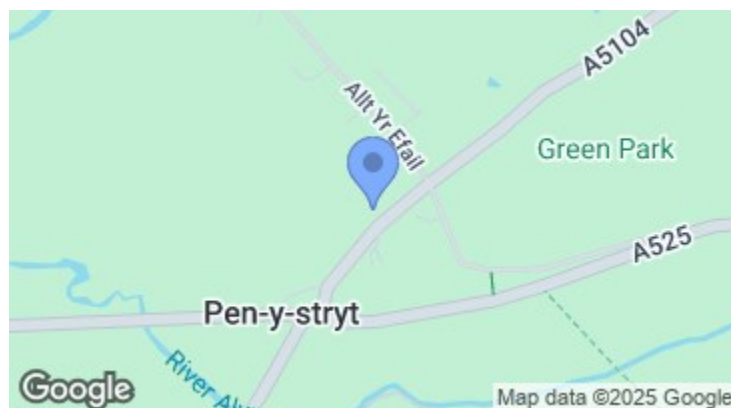
**Ground Floor**  
Approx. 81.8 sq. metres (880.6 sq. feet)



**First Floor**  
Approx. 80.4 sq. metres (865.8 sq. feet)



Total area: approx. 162.2 sq. metres (1746.4 sq. feet)



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	
59	86
England & Wales	
EU Directive 2002/91/EC	

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



**Arfryn**  
Llandegla, Wrexham,  
LL11 3AG

**Price Guide**  
**£250,000**

A SUBSTANTIAL 3 BEDROOM DETACHED BUNGALOW WITH LARGE LOWER GROUND FLOOR BASEMENT WITH POTENTIAL FOR CONVERSION INTO A LARGE TWO STOREY HOUSE SUBJECT TO CONSENT, SET IN AN ELEVATED SETTING WITH LARGE AND QUITE PRIVATE GARDENS ON THE PERIPHERY OF THE VILLAGE.

The Bungalow was designed to take full advantage of the views with the accommodation arranged above a full size basement proving a large garage and workshop. The bungalow is in need of refurbishment and provides an opportunity to re-model and possibly combine part of the ground floor for living space. It affords an entrance hall and central lobby, spacious lounge with two large picture windows, kitchen/diner, 3 bedrooms and bathroom. Lower ground floor measuring 31ft x 28ft overall with high headroom, garage door leading in from the front with inspection pit, workshop area with side access.

Shared access drive with parking to front, extensive lawn gardens to rear.

**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.





**LOCATION****THE ACCOMMODATION  
COMPRISES****FRONT ENTRANCE**

Glazed door leading to central entrance hall.

**ENTRANCE HALL**

Opens to a central lobby with fitted cloaks cupboards.

**LOUNGE**

5.00m x 4.83m overall (16'5" x 15'10" overall)



A light and well lit room with two large picture windows affording views across the village and westwards towards countryside, stone fireplace with display niches, radiator.

**KITCHEN**

3.66m x 2.77m (12' x 9'1")



Fitted base and wall units with roll edged working surface to include sink, double glazed sliding patio window opening to the garden, cooker point, panelled radiator.

**BEDROOM ONE**

3.66m x 2.57m (12' x 8'5")



Fitted wardrobe, double glazed window to front, panelled radiator.

**BEDROOM TWO**

4.78m x 2.84m (15'8" x 9'4")



Fitted wardrobes to one wall, dual aspect with two double glazed windows affording views over the garden and westwards.

**BEDROOM THREE**

3.25m x 1.83m (10'8" x 6')



Double glazed window, panelled radiator.

**BATHROOM**

3.81m overall x 2.74m (12'6" overall x 9')



Plumbing for bath, wash basin, shower and WC. Double glazed window, panelled radiator.

**OUTSIDE**

The property is approached over a shared drive leading to this and adjoining house over which a vehicle right of way exists to a gravelled area which extends across the front of the property. Beyond the driveway a drive extends up to the right hand elevation to the rear where there is a large and very private garden with informal lawns, established and well stocked flower and shrub borders together with

aluminium framed greenhouse and a number of fruit trees.

**LOWER GROUND FLOOR  
GARAGE AND BASEMENT**

overall measurements 9.45m x 8.61m  
(overall measurements 31' x 28'3")



Metal up and over door leading into a garage area with inspection pit. It provides a very large area generally open with two stone faced supporting piers located centrally. Electric light and power, double glazed door opening to one side.

**DIRECTIONS**

From the agent's Ruthin office take the A525 Wrexham Road proceeding through Llanfair DC and Nant Y Garth pass and on reaching the traffic lights by the Crown Inn turn left. Continue for some 250yds whereupon the property will be set in an elevated position on the right hand side some 75yds before the crossroads to the village centre.

**COUNCIL TAX**

Denbighshire County Council - Tax Band F

**TENURE**

Understood to be Freehold

**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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements

regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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**

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

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

HE/PMW