

Isfryn Llangynhafal, Denbigh, Denbighshire, LL16 4LN

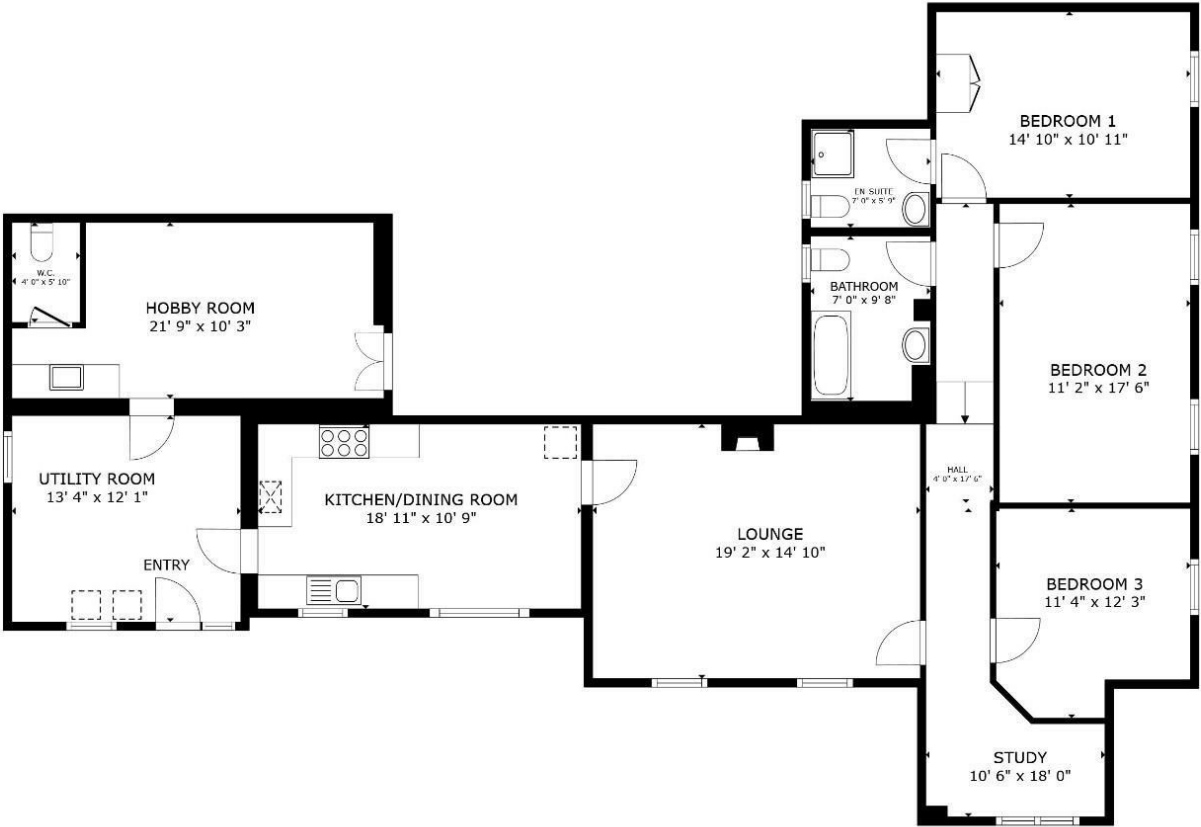
Cavendish
ESTATE AGENTS

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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,707 sq.ft.
TOTAL : 1,707 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	89

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



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Price
£385,000

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.

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A RECENTLY CONVERTED 3 BEDROOM BUNGALOW WITH DETACHED GARAGE AND EXTENSIVE GARDENS AND PADDOCK EXTENDING TO ABOUT 0.5 ACRE LOCATED IN THE CENTRE OF THIS PICTURESQUE HAMLET IN THE HEART OF THE VALE WITH SPLENDID VIEWS TO THE NEARBY CLWYDIAN HILLS. NEW ECO 4 ENERGY SCHEME WITH AIR-SOURCE HEATING, INSULATED WALLS AND 16 SOLAR PANELS DESIGNED TO REDUCE RUNNING COSTS TO A MINIMUM.

Offering deceptively spacious accommodation the building has been converted to provide a large and versatile 3/4 bedroom home with air-source heating and new double glazing. It affords, a large lounge with vaulted ceiling and new multi-fuel stove, modern fitted kitchen/dining room, utility room/entrance hall, large room providing an ideal hobby room/occasional bedroom with utility area and cloaks. bedroom 1 with new en-suite, 2 further double bedrooms and new bathroom. Gated entrance with gravelled parking and detached garage, private courtyard to rear. Long lawned garden with secondary gate access and further paddock beyond.

LOCATION

The hamlet stands on the lower western slopes of The Clwydian Hills on minor country lanes about 1.5 miles from Gellifor and Llandyrnog and almost equidistant between the historic towns of Ruthin and Denbigh. Centred on the Church and Golden Lion Inn it is a very popular area noted for its many country walks and bridle ways and accessibility.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Black painted double glazed door with decorative leaded effect central panel and matching window to one side leading to utility room.

UTILITY ROOM

4.06m x 3.68m (13'4" x 12'1")



Double glazed window to front, "Ideal" pressurised cylinder forming part of the air source heating system, plumbing for washing machine, space for tumble dryer, dark blue enamelled "Alpha" oil fired stove with ovens and hot plate (not in use), further window to side, panelled radiator.

HOBBY ROOM

6.63m x 3.12m (21'9" x 10'3")



Double glazed doors leading through to the secluded rear patio, wood grain effect floor finish, fitted cabinets incorporating worktop and large white glazed Belfast sink, panelled radiator.



CLOAKROOM

1.22m x 1.78m (4' x 5'10")

Low level WC, extractor fan, panelled radiator.

TENURE

believed to be freehold.

HE/PMW

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.

DIRECTIONS

From the Agent's Ruthin Office take the A494 Mold Road for some two miles and on entering the village of Llanbedr D.C. Turn left onto the B5429 Llandyrnog Road. Continue for approximately three quarters of a mile and on reaching the white railings turn right signposted Llangynhafal. Follow the country lane for some three miles and on reaching The Golden lion Inn turn right immediately adjoining into the access lane to the car park and the property is on the right.

VIEWING

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

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



To the rear is an enclosed and private west facing gravelled patio area.



GARAGE

With two timber panelled doors to front and electric light and power installed.



Located adjoining is a long lawned garden with double timber panelled gates also opening on to the car park of the Inn.



Beyond the garden extends to a further access point and a large and enclosed paddock beyond is well fenced and provides an ideal enclosure for small livestock and pony.

COUNCIL TAX

Denbighshire County Council - Tax band E

KITCHEN/DINING ROOM

5.77m x 3.28m (18'11" x 10'9")



A spacious and well lit room with two double glazed windows to the front elevation affording splendid views across the western slopes of the Clwydian Hills towards Moel Arthur. The kitchen is fitted with a range of modern base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts and contrasting stone effect working surfaces to include inset single drainer sink with mixer tap, void and plumbing for dishwasher, space for range cooker with stainless steel upstand and extractor hood and light above, ceiling downlighters, stone effect ceramic tiled flooring, two panelled radiators.



LOUNGE

5.84m x 4.52m (19'2" x 14'10")



The central focal point, it is a splendid room with a high vaulted ceiling with exposed painted purlins, two double glazed windows to front with aspect towards the Clwydian Hills, raised stone topped hearth with modern wood burning stove, painted wall beams in part, TV point, two panelled radiators.

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INNER HALL AND STUDY AREA

3.20m x 1.68m approximately (10'6" x 5'6" approximately)



A study area has been created to the front of the bungalow with a wide picture window affording a high degree of natural light and delightful views towards Moel Famau. The hallway extends through to the bedrooms with two panelled radiators.

BEDROOM ONE

4.52m x 3.33m (14'10" x 10'11")



Double glazed window to side, ceiling downlighters, wall light points, panelled radiator.



EN SUITE SHOWER ROOM

2.13m x 1.75m (7' x 5'9")



Modern white suite comprising large corner cubicle with glazed screen, pedestal wash basin and WC, attractive stone

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effect wall tiling to half height and to the shower area, stone effect flooring, extractor fan, chrome towel radiator.

BEDROOM TWO

3.40m x 5.33m (11'2" x 17'6")



A very spacious bedroom which is capable of sub division, two double glazed windows to side, ceiling downlighters, wall light points, two radiators.



BEDROOM THREE

3.45m x 3.73m max (11'4" x 12'3" max)



Further double bedroom with double glazed window to side, ceiling downlighters, panelled radiator.

BATHROOM

2.13m x 2.95m (7' x 9'8")



A modern white suite comprising P shaped bath with glazed screen, combination shower and tap unit, pedestal wash basin with wall mounted medicine cabinet with light above, low level WC, stone effect wall tiling to half height in addition to the shower area, stone effect floor tiling, double glazed window, extractor fan, chrome towel radiator.

OUTSIDE

The property is approached over a 6 bar gate leading to a private gravelled driveway which extends across the majority of the front elevation of the bungalow providing extensive parking and access to detached oversized single garage.