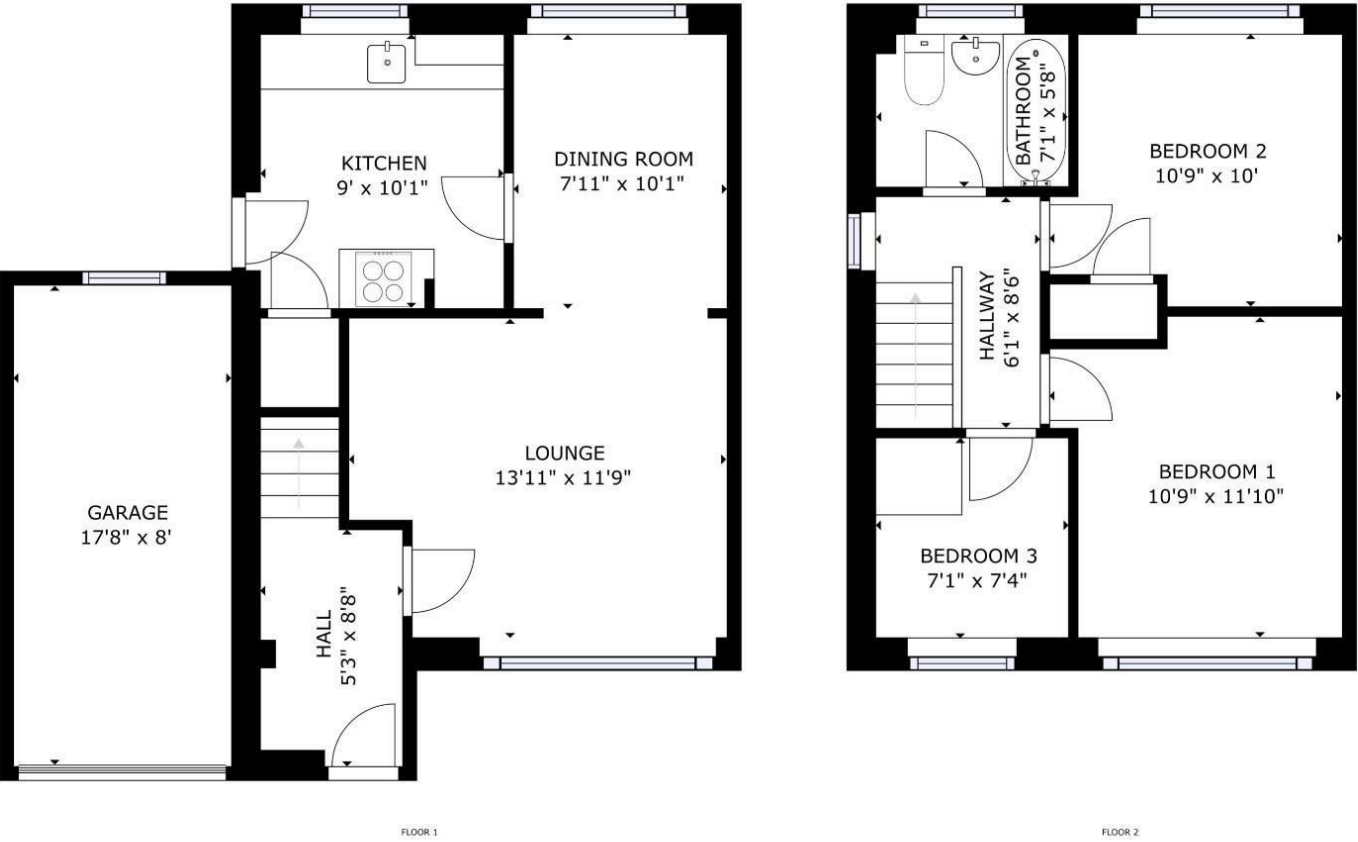
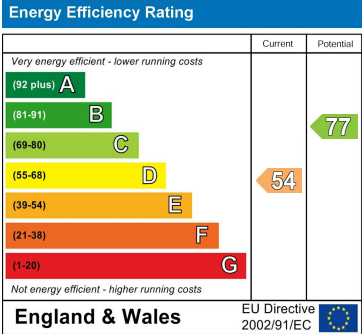


16 Parc Y Llan, Llanfair Dyffryn Clwyd, Ruthin, Denbighshire, LL15 2YL



GROSS INTERNAL AREA
FLOOR 1: 438 sq ft, FLOOR 2: 415 sq ft
EXCLUDED AREAS: GARAGE: 142 sq ft
TOTAL: 853 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Cavendish

ESTATE AGENTS

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16 Parc Y Llan

Llanfair Dyffryn Clwyd, Ruthin, Denbighshire, LL15 2YL

Price
£225,000

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

A three bedroom detached house set back from the village road, close to the new primary school and a short distance from the village centre, some 2 miles south of Ruthin.

An ideal family home with parking and attached garage, it affords a large entrance hall, lounge with picture window to the front, archway to dining room, modern and well appointed fitted kitchen. First floor landing, 3 bedrooms and a luxury bathroom. Oil central heating & double glazed.

Enclosed lawn garden to rear with wide patio.

LOCATION

Llanfair Dyffryn Clwyd is a small rural village standing on the A525(T) Wrexham Road some 2 miles from Ruthin. There is a Primary School, Inn and Church to its centre, whilst the nearby market town provides an ideal range of facilities to include secondary schools and leisure facilities.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

UPVC double glazed door leading to hall.

HALL

2.64m x 1.60m (8'8" x 5'3")

Wood grain effect floor finish, staircase rising off, panelled radiator.

LOUNGE

4.24m x 3.58m (13'11" x 11'9")



A well lit room with a large full depth double glazed picture window to front with a southerly aspect, TV point, panelled radiator. Square archway to adjoining dining room.

**DINING ROOM**

3.07m x 2.41m (10'1" x 7'11")



Double glazed window overlooking the rear garden, panelled radiator.

KITCHEN

3.07m x 3.00m (10'1" x 9'10")



Refurbished with a modern contemporary range of base and wall mounted cupboards and drawers with a light grey wood grain effect to door and drawer fronts and contrasting wood effect working surfaces to include an inset four ring Lamona electric hob with stainless steel and glass extractor hood and light above, integrated oven, inset single drainer sink with mixer tap, void and plumbing for washing machine, attractive tiled splashback, deep enclosed understairs cupboard, panelled radiator.

**FIRST FLOOR LANDING**

Double glazed window to gable with views across the village towards wooded countryside.

BEDROOM ONE

3.61m x 3.28m (11'10" x 10'9")



Wide double glazed window to front with southerly aspect over the village towards the Clwydian Hills, panelled radiator.

BEDROOM TWO

3.28m x 3.05m (10'9" x 10')



Double glazed window to rear with views across the village towards Moel Famau, fitted cupboard with radiator and slatted shelving, panelled radiator.

BEDROOM THREE

2.24m x 2.16m (7'4" x 7'1")



Double glazed window to front, open fronted bulkhead storage shelves, panelled radiator.

BATHROOM

2.16m x 1.73m (7'1" x 5'8")



Refurbished with a modern white suite comprising panelled bath with grip handles, glazed screen and Triton electric shower over, pedestal wash basin and WC, fully tiled walls to a medium grey wood grain effect finish and a large chrome towel radiator.

OUTSIDE

The property stands just off a village road with an open plan lawned garden to front and tarmac driveway in providing space for parking two cars and access to an integral garage. Gate access to one side leading to the rear with gravelled and concrete domestic area, large flagged patio and lawn. Modern Worcester oil fired combination boiler providing heating and hot water with bunded oil tank to one side.

**GARAGE**

5.18m x 2.44m (17' x 8')

Electric light and power installed.

DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road bear right. Follow the road out of town for some two miles and on entering the village of Llanfair DC turn right opposite the White Horse Inn signposted 'Pwll Glas'. Continue for approximately 300 metres towards the primary school and the house will be found set back on the right hand side.

COUNCIL TAX

Denbighshire County Council - Tax band D

TENURE

Believed 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 £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.

VIEWING

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

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

HE/PMW