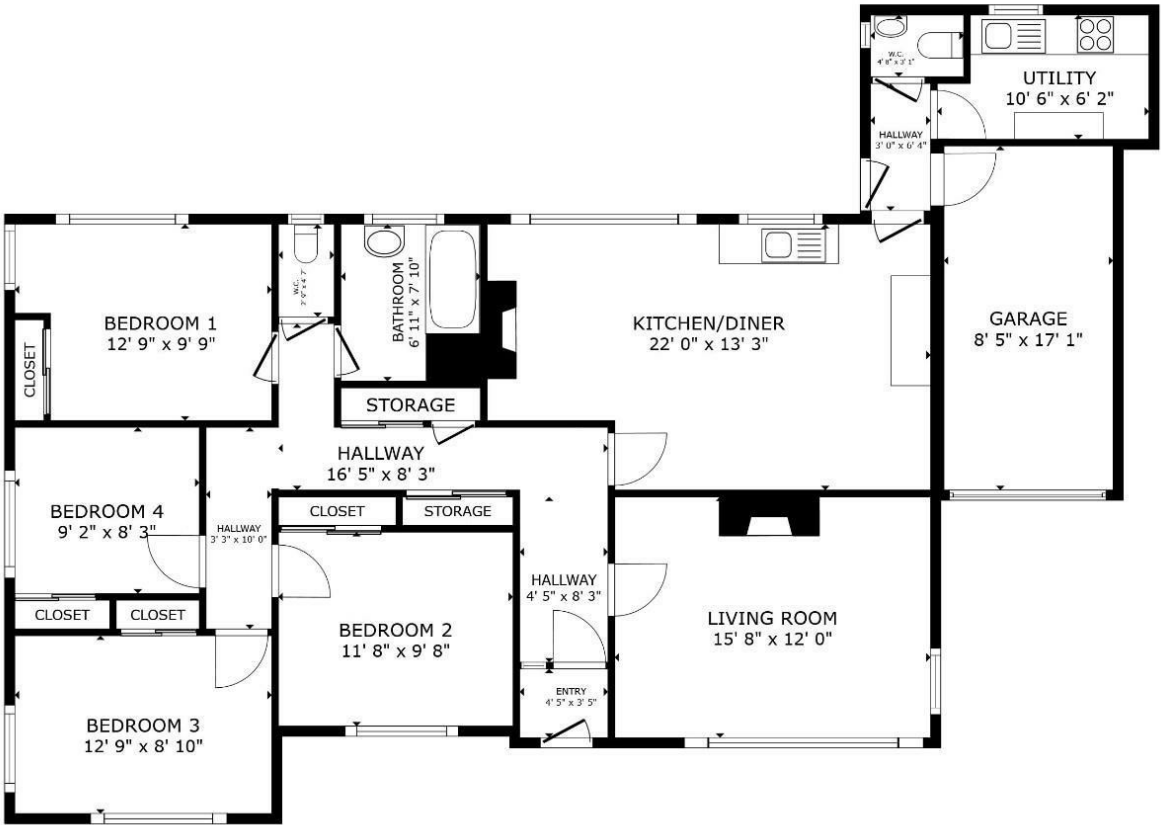


Meifod Llanfair Dyffryn Clwyd, Ruthin, Denbighshire, LL15 2SE



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,315 sq.ft.
EXCLUDED AREAS : GARAGE 144 sq.ft.
TOTAL : 1,315 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	

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	



Meifod
Llanfair Dyffryn Clwyd, Ruthin, Denbighshire
LL15 2SE

Offers Around
£525,000

AN INDIVIDUAL FOUR BEDROOM DETACHED BUNGALOW WITH Paddock, THE WHOLE EXTENDING TO APPROXIMATELY 2.57 ACRES, LOCATED IN A TRULY OUTSTANDING RURAL SETTING COMMANDING VIEWS OVER THE VALE, ACROSS TO THE CLWYDIAN HILLS AND SURROUNDING FARMLAND TO THE SOUTH.

Located along a private 'no through' track, about 2.5 miles from Ruthin and 0.5 miles from the village of Llanfair Dyffryn Clwyd. This unique property affords well proportioned rooms with scope to modernise and possibly develop further to provide a larger home taking full advantage of the setting and far reaching views, subject to planning approval.

It affords front porch, L shaped hall with herringbone oak flooring, living room, kitchen/dining room with sold oak units and multi fuel stove, rear porch, utility, four bedrooms and bathroom with separate WC. Gated entrance with ample parking together with attached garage and patio garden to the rear. Adjoining paddock to the rear with mature hedgerows and trees. Inspection recommended.



www.cavendishproperties.co.uk

LOCATION



The property is set back from the A525 Wrexham Road and is approached over an unmade track which leads to this and to one other neighbouring property. The village of Llanfair Dyffryn Clwyd has a popular newly built primary school, an inn and parish church whilst the local town of Ruthin provides a range of shops and supermarkets serving daily needs, local restaurants and the well regarded Brynhyfryd secondary school. Mold 11 miles, Wrexham 16 miles and Chester 25 miles.

THE ACCOMMODATION COMPRISES

uPVC double glazed panelled door to entrance porch.

ENTRANCE PORCH

Wood-effect tiled floor and hardwood glazed internal door to reception hall.

RECEPTION HALL



An L-shaped reception hall with oak herringbone flooring, two built-in cloak cupboards with modern sliding door

fronts, electric storage heater and further built-in cupboard housing the hot water cylinder tank. Modern oak interior doors leading to all rooms. Loft access,

LIVING ROOM

4.83m x 3.53m (15'10" x 11'7")



A well lit room with a wide double glazed window to the front with far reaching views of surrounding countryside and a further window to the side gable with views across to the Clwydian Hills. Tiled fireplace and hearth with inset multi fuel stove, two wall light points and wood-effect laminate flooring.





DIRECTIONS

From the agents Ruthin office, proceed down Well Street proceeding straight on at the junction and follow the road around to the right and onto Llanfair/Wrexham Road. Follow the road out of the town and continue to Llanfair DC, proceeding through the village and then for a further 0.5 mile and take the right-hand turning (after the white detached house) into the unmade track. The property will then be found on the right-hand side.

AGENTS NOTES

Private drainage.

TENURE

Understood to be Freehold

COUNCIL TAX

Denbighshire County Council - Tax Band 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.

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.

DW/SC

KITCHEN/DINER

6.81m x 4.06m (22'4" x 13'4")



A spacious room with two double glazed windows to the rear with views over the paddock and across to the Clwydian Hills. Range of custom made solid oak base and wall units with contrasting worktops, inset sink unit with preparation and mixer tap, and tiled splashback. Recessed fireplace with multi fuel stove and slate hearth. Oak flooring, two wall light points and internal oak door to rear porch.



REAR PORCH

With uPVC double glazed exterior door, tiled floor and internal door to garage.

CLOAKROOM/WC

Comprising low flush WC and wash hand basin. Fully tiled walls and small double glazed window.

UTILITY ROOM

2.69m x 1.96m (8'10" x 6'5")



Range of base and wall units, inset sink unit, electric cooker, fully tiled walls, tiled floor and double glazed window.

BEDROOM ONE

3.58m x 2.97m (11'9" x 9'9")



Double glazed window to the rear with beautiful views of the Clwydian hills and a window to the side. built-in wardrobe with sliding door fronts.

BEDROOM TWO

3.91m x 2.72m (12'10" x 8'11")



Double glazed windows to the front with views and built-in wardrobes with sliding door fronts.

BEDROOM THREE

3.91m x 3.00m max (12'10" x 9'10" max)



Double glazed window to the rear with views, built-in wardrobe with modern sliding door fronts and electric storage heater.

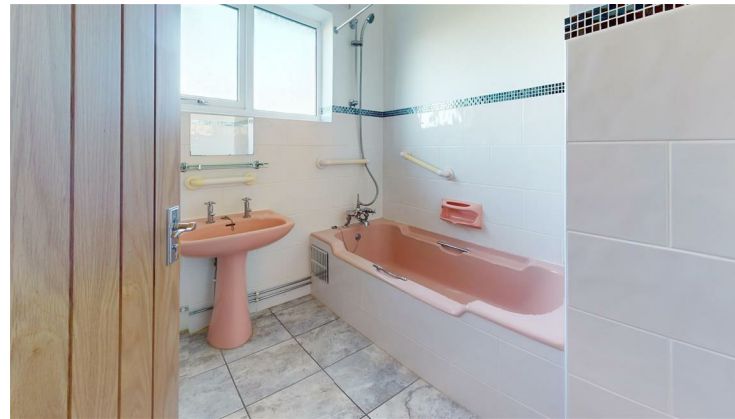
BEDROOM FOUR

2.84m x 2.54m (9'4" x 8'4")

Double glazed window to the side gable and built-in wardrobe.

BATHROOM

2.41m x 2.06m (7'11" x 6'9")



Fitted with a cast iron bath and pedestal wash basin. Part tiled walls, tiled floor and high-level double glazed window and shower attachment above the bath.

SEPARATE WC

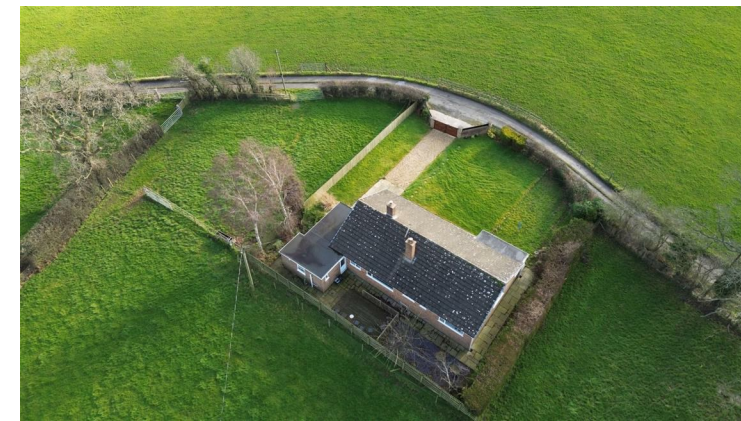
Comprising low flush WC, part tiled walls and high-level double glazed window with frosted glass.

OUTSIDE



The property is located towards the upper part of this 'No Through Lane' which leads to Meifod and to one neighbouring property.

To the front is a brick columned entrance with twin timber gates leading to a gravelled driveway providing off-road parking and access to the attached garage.



FRONT GARDEN



Open plan front garden areas with mature hedging to the frontage, stone patio area extend across the front elevation of the property, outside lights and extended pathways to the side.

GARAGE

2.74mx 5.28m (9'x 17'4")

With up and over door, internal door to the property and electricity meter.

REAR GARDEN

To the rear is a part paved and timber decked garden with loose slated area with two mature fruit trees. Outside tap.

LAND



Included in the sale is a large paddock, located to the rear of the property with mature hedging and trees extending to two of the boundaries. The smaller paddock located to the right of the property with gated access onto the track is also included in the sale.