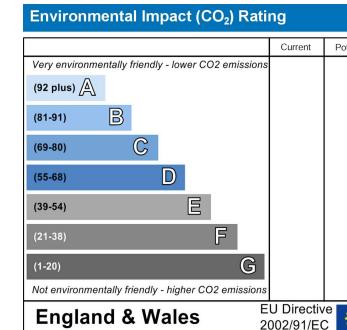
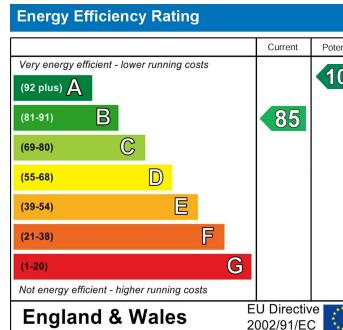




GROSS INTERNAL AREA  
FLOOR 1 903 sq.ft. FLOOR 2 134 sq.ft.  
EXCLUDED AREAS : REDUCED HEADROOM 44 sq.ft.  
TOTAL : 1,036 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



**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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**Fron Deg**  
Llandyrnog, Denbigh, Denbighshire  
LL16 4LE

**Price**  
£450,000

A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW standing in a slightly elevated setting amidst landscaped gardens, standing in a very secluded country lane setting amongst rolling countryside about 1 mile from the village of Llandyrnog.

Enjoying far reaching views towards the Clwydian Hills, this very attractive home has benefited from extensive refurbishment which has also included a modern air source heating system combined with solar panels and battery storage to future proof and reduce running costs to a minimum. It affords a central reception hall, attractive through kitchen and dining room with a bespoke range of units and central island, an attractive lounge with double glazed French doors opening to the south facing gardens. Two double bedrooms and shower room to the ground floor and the main bedroom with en suite bathroom to the first floor. Gated and private driveway leading to a wide parking area and a modern detached brick built garage, delightful gardens to both front and rear with sheltered patio areas, modern timber framed shepherds hut, established and well stocked flower borders. Inspection highly recommended.

#### LOCATION

The property is located on Ffordd Las, a very minor country lane about half a mile from the main B5429 Llandyrnog to Llanbedr road. Whilst standing in the heart of rolling countryside, it is within easy reach of the nearby village which is a popular rural community with village store, post office and cafe together with primary school and good road links towards Ruthin, Denbigh and beyond.

#### THE ACCOMMODATION COMPRISES

##### OUTBUILT FRONT PORCH

2.54m x 1.83m (8'4" x 6')

Slated tile step, light point and a modern woodgrain-effect double glazed door leading to the central hall.

##### CENTRAL HALL



Access to roof void with pull down ladder, pine floorboarding and panelled radiator.

##### KITCHEN/DINING ROOM

6.40m x 3.84m (21' x 12'7")



An attractive and well lit room to the centre of the bungalow with double glazed windows to the southern side affording delightful views over the garden and beyond adjoining countryside towards the Clwydian Hills, whilst to the front is a leaded-effect Georgian style double glazed window with a delightful aspect over the front garden and beyond rolling countryside and the Clwydian Hills towards Moel Arthur and beyond. The kitchen is fitted with a bespoke range of base and wall mounted cupboards and drawers with contrasting rectory red painted door and drawer fronts and solid oak together with solid oak working surfaces to include a large white glazed Belfast sink with stainless steel mixer tap. Space for slot-in electric cooker with a Smeg extractor hood and light above, fireplace with a heather brown tiled hearth and a Coalbrookdale woodburning stove, painted floorboards throughout and two panelled radiators.



#### 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 £80.00 inc. VAT per transaction 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.



There is a wide patio which extends along the western side of the bungalow to an open fronted bin store, timber framed pergola with rose and grapevine and access to the detached garage.



#### DIRECTIONS

From Ruthin take the A494 Mold road for some 2 miles and on entering Llanbedr D.C. turn left opposite The Griffin Inn signposted Llandyrnog. B5429. Continue for some 2 miles and take the left turn signposted for the village. Continue for a further 1.5 miles and about 0.2 miles before the village boundary denoted by a long stone boundary wall on the left take the right turn on to a minor lane denoted by our for sale board. Continue up the lane for about 0.5 mile and the property is on the right.

#### TENURE

Believed to be Freehold.

#### 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/SC

#### 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](mailto:david.adams@cavendishrentals.co.uk)



OUTSIDE REAR



DETACHED GARAGE

6.10m x 3.30m (20' x 10'10")



A modern brick built garage with pitched roof with up and over electric door to front, water tap, electric light and power installed and personal door to rear.



There is a modern timber framed traditional style shepherds hut with twin doors opening to a lovely garden room.

OUTSIDE REAR



SIDE HALL/UTILITY



Fitted base and wall units with painted doors and woodgrain-effect working surface including inset single drainer sink, void and plumbing for washing machine and space for tumble dryer, Ecodan pressurised cylinder and controls for the air source heating system and solar panels with inverter. Double glazed door to rear.

LOUNGE

6.32m x 4.72m (20'9" x 15'6")



A very attractive through room, also well lit, with leaded-effect Georgian style window to front, high-level window to gable together with a large picture window and double glazed French doors opening to the south facing garden. There is a deep recessed fireplace with raised hearth with modern woodburning stove, staircase rising off with enclosed under cupboard, pine flooring and two panelled radiators.





#### FIRST FLOOR

First floor opening to the main bedroom.

#### BEDROOM1

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



Main bedroom which enjoys a splendid aspect over adjoining farmland in a westerly direction towards Snowdonia, deep under eaves storage together with fitted wardrobe and panelled radiator.

#### ENSUITE BATHROOM

1.83m x 1.40m (6' x 4'7")



White suite comprising panelled bath, corner wash basin with cupboard and low-level WC, attractive wall tiling, large Velux rooflight with views over the Clwydian Hills and a white enamelled towel radiator.

#### GROUND FLOOR - BEDROOM 2

3.53m x 3.30m (11'7" x 10'10")



A double room to the front of the bungalow with leaded-effect Georgian style double glazed window, pine flooring and panelled radiator.

#### BEDROOM 3

3.53m x 3.12m (11'7" x 10'3")



Double bedroom with aspect over the rear garden and southerly views, there is an outbuilt three door fitted wardrobe providing hanging rails and shelving, pine flooring and radiator.

#### SHOWER ROOM

2.49m x 1.96m (8'2" x 6'5")



Modern white suite comprising large walk-in cubicle with glazed screen and high output shower with head, pedestal wash basin and WC, double glazed window, extractor fan, pine flooring and radiator.

#### OUTSIDE FRONT



The front of the property stands in a slightly elevated position on this minor and secluded country lane approximately one mile from the village of Llandyrnog. It is bounded by a stone wall with splayed entrance and gate leading to a central tarmacadam driveway which extends up to and across the front elevation of the bungalow providing space for parking and access to the detached garage. The front garden has benefitted from extensive landscaping being dominated by a mature sycamore tree. There are informal lawns and a traditional wildflower garden with a number of specimen trees to include apple trees. There is a further slatted and low maintenance area interspersed with a number of ornamental shrubs and plants.

