



## Ty Capel Tafarn-Y-Gelyn, Llanferres, Flintshire, CH7 5SQ

**£165,000**

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**EPC - D62**

**Council Tax Band - D**

**Tenure - Freehold**

# Tafarn-Y-Gelyn, Llanferres

## 1 Bedrooms - House - Semi-Detached

A unique opportunity to purchase an 18th century stone cottage in the heart of the countryside. This modernised one bedroom cottage offers Living/ Dining Room, Kitchen, a generous double bedroom, with full bathroom with shower over. On street parking. Oil fired central heating and high grade double glazed windows. Tenure- Freehold, EPC-D-62, Council Tax Band-D



### Location

This charming cottage occupies a delightful semi-rural setting in the small hamlet of Tafarn-Y Gelyn mid-way between Mold and Ruthin. The property is surrounded in the outstanding beauty spots of Moel Fammau, Loggerheads Country Park and the Clwydian Hills. This Area of Outstanding Natural Beauty offers numerous country walks, bridle paths, local pubs, garage/ convenience store. 10 mins drive back into Mold offers larger shopping facilities and eateries.

### Kitchen

7'10" x 8'1" (2.39 x 2.46)

Fitted with a modern range of wall, drawer and base units with complimentary worktops with high shine splashback and glass cooker screen. With space and plumbing for a washing machine, void for fridge freezer and cooker. One and half inset stainless steel sink and drainer unit with mixer tap, vinyl floor, double glazed white upvc door with slender side window leading out to the rear pathway. Recently installed oil boiler with warranty.



### Living/ Dining Room

18'2" x 11'2" (5.54 x 3.40)

Open plan living/ dining area with inglenook space for an electric fire, staircase rising to the first floor, two powder coated aluminium double glazed casement windows with deep sills to the front elevation, radiators.

### Bedroom One

17'8" x 7'8" (5.38 x 2.34)

With two power coated aluminium double glazed casement windows with deep sills to the front elevation, wooden casement velux roof light, deep skirting boards, radiator.



## Bathroom

8'2" x 5'0" (2.49 x 1.52 (2.48 x 1.53))

With modern white suite comprising panelled bath with mixer shower tap, pedestal wash basin and low flush wc, tile effect vinyl wall covering, and white powder coated ladder style towel rail and velux window to the rear elevation.

## Stone Storage

With timber vented window to the side elevation, solid timber external door, which has previously been used to store bicycles and the refuse/recycling bins.

## Outside

With stone walling, timber fencing to the rear elevation, gravelled area, 650 litre oil tank and utility meter.

## Directions

From Mold take the A494 Ruthin Road proceeding through Gwernymynydd and Cadole. Continue past the petrol station and then take the next right hand turn thereafter signposted for Tafarn Y Gelyn whereupon the cottage will be found on the right hand side, next to the iconic red telephone box.

## Agents Notes

Limitations to the sale of the property - the vendor has a caveat agreement that the property is unable to be rented out on a short term basis ie as an Airbnb accommodation. However, it is suitable for long term residential lettings.





### Ground Floor

Floor area 37.0 sq.m. (398 sq.ft.) approx



### First Floor

Floor area 31.1 sq.m. (334 sq.ft.) approx

Total floor area 68.1 sq.m. (733 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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