



## Church Mews, Llanfair Dyffryn Clwyd LL15 2RJ

### £230,000

Monopoly Buy Sell Rent are pleased to offer for sale this attractive 'cottage style' three storey townhouse, located in the centre of Llanfair Dyffryn Clwyd, a small rural village with a primary school, Inn and church standing on the A525 Wrexham Road some two miles from market town of Ruthin.

This deceptively spacious end of terrace townhouse is set over three floors and enjoys views to the rear over the village towards the Clwydian Hills, and briefly comprises an entrance hall, kitchen, a large lounge diner, three double bedrooms, bathroom, utility room, a WC, rear hallway, and an integral garage with parking. The property is offered for sale with no onward chain.

- Cottage Style Townhouse
- 3 Double Bedrooms
- Garden, Garage & Parking
- Freehold Property
- Set Over Three Floors
- Bathroom, Utility & WC
- Council Tax Band C
- No Onward Chain



## Entrance Hall

2.31 x 1.25 (7'6" x 4'1")

A timber front door leads you into the hall with wood laminate flooring, a radiator, space to hang up your coats and leave your shoes, a door leads you into the kitchen and another leads you into the lounge diner.

## Kitchen

2.63 x 2.19 (8'7" x 7'2")

An off-white farmhouse style fitted kitchen with a stained steel sink, integrated electric oven and hob with built-in extractor fan above, integrated dishwasher and an under-counter fridge, tiled splashbacks, radiator with wood laminate flooring and a double-glazed window overlooking the front of the property.

## Lounge Diner

6.98 x 2.89 max (22'10" x 9'5" max)

A good-sized dual aspect open plan lounge diner with an open central fireplace, radiator, and carpeted flooring. A double-glazed window overlooks the front of the property, two further windows overlook the rear of the property with French doors having safety railings. A door leads you to the hallway and another leads you to the stairwell.

## Stairwell

Carpeted stairwell accessing all three floors with lights.

## First floor

### Landing

1.89 x 0.85 (6'2" x 2'9")

Carpeted landing with a hatch accessing the loft and doors leading to all rooms.

### Master Bedroom

4.14 x 2.88 (13'6" x 9'5")

A carpeted double bedroom with two small double-glazed windows and two skylights overlooking the rear of the property with space for a large double wardrobe.

### Bedroom 2

2.64 x 3.13 (8'7" x 10'3")

A double bedroom having a double-glazed window overlooking the front of the property with deep sill and radiator underneath with plenty of room for storage cupboards and carpeted flooring.

### Bedroom 3

2.64 x 2.37 (8'7" x 7'9")

Carpeted double bedroom with a double glazed window overlooking the front of the property with a radiator underneath.



## Bathroom

2.64 x 1.88 (8'7" x 6'2")

A good-sized bathroom with tiled effect vinyl flooring, skylight, and radiator, fitted with a three-piece suit comprising a pedestal sink, bath with thermostatic shower over and a low flush WC.

## Lower level

### Rear Hallway

4.26 x 2.61 (13'11" x 8'6")

The carpeted stairs lead you down to the lower level having a rear entrance and hallway with wood effect vinyl flooring, storage space under the stairs, radiator, a double-glazed window overlooks the rear, and doors lead into the WC, utility room and outside.

### Lower Level W.C.

1.88 x 1.08 (6'2" x 3'6")

Useful room with small pedestal sink having tiled splashback, radiator a double-glazed window with privacy glass and tiled effect vinyl flooring.

## Utility Room

2.63 x 2.59 (8'7" x 8'5")

Good sized utility room fitted with base storage units having a stainless-steel sink, tiled splashbacks, integrated fridge freezer with space for washing machine, radiator, and wood effect vinyl flooring.

## Garage

5.01 x 2.93 (16'5" x 9'7")

A single garage with concrete flooring having an up-and-over door and lights.

## Front of Property

Wrought iron gate and railings leads you into this easily maintained front garden which is mostly gravelled with paved steps leading down to the front door with paved access round the side.

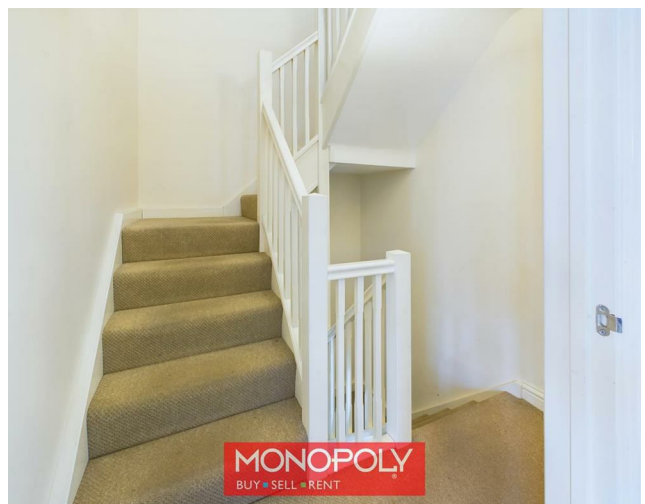
## Rear of Property

A tarmac driveway leads you to the rear door and single garage.

## Additional Information

The property benefits from double glazing throughout and has oil central heating. There is a communal courtyard to the rear with additional communal parking space which is on a leasehold agreement over 999 years from 2004.





# MONOPOLY

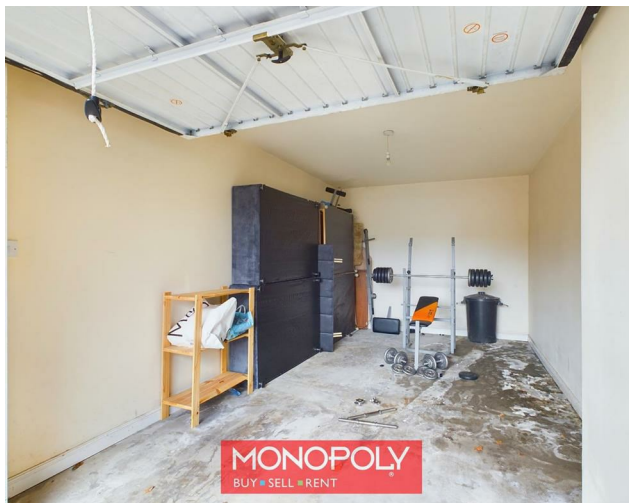
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| Energy Efficiency Rating  |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs                     |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         | 81        |
| (69-80) C   |  | 68      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |         |           |
| England & Wales EU Directive 2002/91/EC                         |  |         |           |

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

