



Llanbedr Dyffryn

Clwyd, LL15 1UT

O.I.R.O £250,000



Llanbedr Dyffryn

Clwyd, LL15 1UT

O.I.R.O £250,000



PROPERTY SUMMARY

**** ATTENTION INVESTORS/DEVELOPERS ** DELIGHTFUL STONE COTTAGE ** IDYLIC VILLAGE LOCATION ** STUNNING COUNTRYSIDE VIEWS ** DRIVEWAY PARKING ** FANTASTIC OPPORTUNITY ****

Reid and Roberts Estate Agents are delighted to welcome to the market this charming Stone Cottage located in the highly sought after village of Llanbedr Dyffryn Clwyd. The property is situated in an elevated position with outstanding, far reaching views over the countryside. The property is in need of a scheme of refurbishment making it a perfect development opportunity to really make a home your own

When completed, the accommodation would be made up of Entrance Porch, Kitchen/Diner, Utility Room, Lounge, Two bedrooms and a Bathroom. Externally there is a driveway providing 'Off Road' parking to the front and a tiered garden to the rear. The property also benefits from oil fired central heating and double glazing.

Llanbedr-Dyffryn-Clwyd is a small village on the Western slopes of the Clwydian Hills in the Vale of Clwyd, not far from the Market Town of Ruthin. Ruthin offers a wide range of facilities, catering for daily requirements with good road links towards the Market Town of Mold where you will find many amenities to include: twice weekly street market, shops, restaurants, public houses, sports and leisure facilities both Welsh and English Medium schools for all ages and the Theatre Clwyd. The A.55 is also within easy reach making the main towns and centres of employment throughout North Wales and the North West Regions easily accessible.

ACCOMMODATION COMPRISES

The property is approached via a shared driveway. A block paved driveway providing 'Off Road' parking for the property leads to the front entrance.

Wooden door with glazed panel opens into:

Entrance Porch

10'11 x 6'10 (3.33m x 2.08m)

With velux style window, granite flooring, doors leading into utility and kitchen.

Utility Room

Having oil fired central boiler, plumbing for washing machine, multiple power points, tiled flooring and upvc door with glazed panel leading to the rear garden.

Kitchen/Diner

17'5 x 8'8 (5.31m x 2.64m)

Fitted with a range of base units with complimentary 'Granite' work surfaces and splash back, sink unit with drainer and mixer tap and built in four ring electric hob with electric oven beneath. Feature stone wall with opening for log burner, slate tile flooring and double glazed window to the front elevation.

Lounge

17'7 x 9'4 (5.36m x 2.84m)

With exposed stone walls, double glazed window and 'French' doors to the front elevation.

Wooden staircase leads to the first floor accommodation.

Bedroom One

18'5 x 9'4 (5.61m x 2.84m)

Exposed brick chimney wall, stone walls, double glazed window to the front elevation giving excellent views over the Clwydian Hills and double glazed 'French' doors opening onto the rear garden.

Bedroom Two

10'9 x 9'0 (3.28m x 2.74m)

Exposed brick chimney wall, double glazed window to the front elevation with far reaching countryside views.

Shower Room

To be completed. High level flush w.c. and double glazed window to the side elevation.

OUTSIDE

The property is approached by a shared driveway (serving two other properties). There is a blocked paved private driveway providing 'Off Road' parking and leading to the front entrance. To the rear you will find a private enclosed garden made up of three tiers to include patio area and elevated lawned garden area enjoying far reach views over the neighboring countryside.

Directions

From the Agents office, proceed along Chester Street continuing straight ahead at the traffic lights. Continue on this road for approximately one mile until you reach the Gwernymynydd roundabout. Take the second exit onto the A494 and continue for approximately 7.5 miles. The property is on the right hand side set back off the road.

EPC Rating - E

Tel: 01352 700070

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070.

Services

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Do You Have A Property To Sell

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for a member of our Sales Team to visit your property to give you an up to date market valuation free of charge with no obligation.

Opening Hours

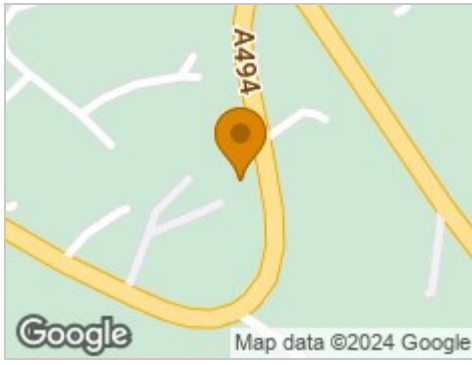
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK



Road Map



Hybrid Map



Terrain Map



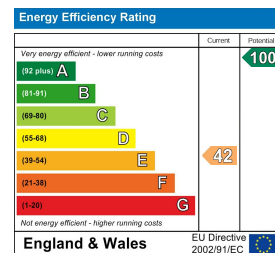
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.