



**Dolafon Holyhead Road, Llidiart Y Parc, LL21 9EH**

**Guide Price £275,000**

An exciting opportunity to acquire Dolafon, a two bedroom detached bungalow with Full Planning Permission to extend to rear and first floor to create a substantial family home. Set in generous grounds which adjoin the Nant Ffriddisel brook providing a tranquil setting from which to enjoy the views. The plot offers versatile use currently having a sited two bedroom static with all services connected ready to occupy whilst commencing the works on the bungalow. Ample parking, garage, Goat enclosure, BBQ area, bridge over brook. The location really must be seen to be appreciated. CASH BUYERS ONLY: NO CHAIN



### Location

Llidiart Y Parc is conveniently located on the A5 within easy walking distance of the pretty village of Carrog and the "Grouse" public house. Within driving distance of the popular Tourist Town of Llangollen which has an excellent range of day to day shopping facilities and social amenities centered around the picturesque River Dee. The area is popular amongst walkers and cyclists due to its areas of outstanding natural beauty surrounding the Dee Valley.

### Bungalow

The detached bungalow currently comprises, lounge, bathroom, kitchen and two bedrooms.

### Planning

Full Planning Permission for erection of extension to rear of dwelling, alterations to roof to form first floor living accommodation, garage and workshop, siting of static caravan and associated works.

Planning Ref - 05/2023/0119/PF - Denbighshire County Council

### Grounds

Set in extensive grounds with the tranquil "Nant Ffriddisel" stream running alongside "stream of the low frith" which descends from the moorland north of Moel Fferna, through the Carrog Plantation, and joins the river Dee near Llidiart-y-Parc. The grounds currently have a static two bedroom caravan, ample parking, garage, Goat enclosure, BBQ area alongside the stream and bridge over. Offering versatile use with views from every direction.

### Static Caravan

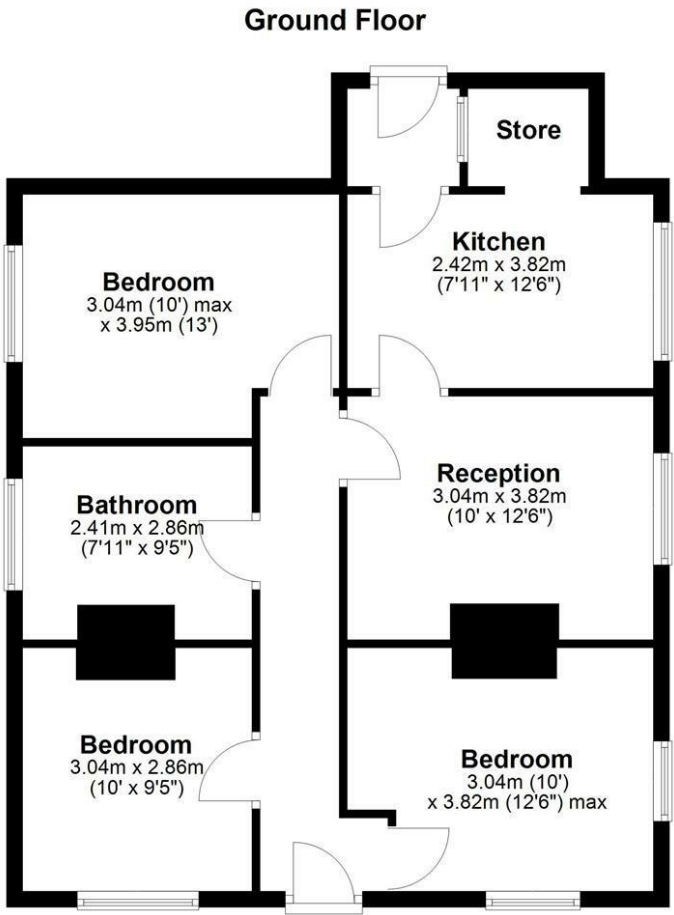
Sited two bedroom static comes inclusive of the sale, ready to occupy whilst working on the bungalow with LPG, electric, water and waste connected, balcony off.

### Services

Mains drainage, water and electricity are in place.



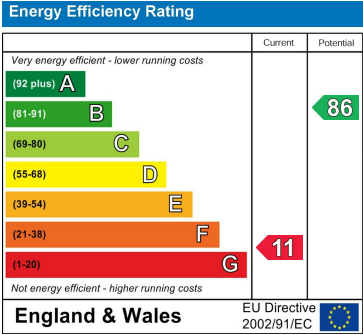
Floor Plan



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com).  
Direct Dial 07973 205 007  
Plan produced using PlanUp.



Energy Efficiency Graph



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