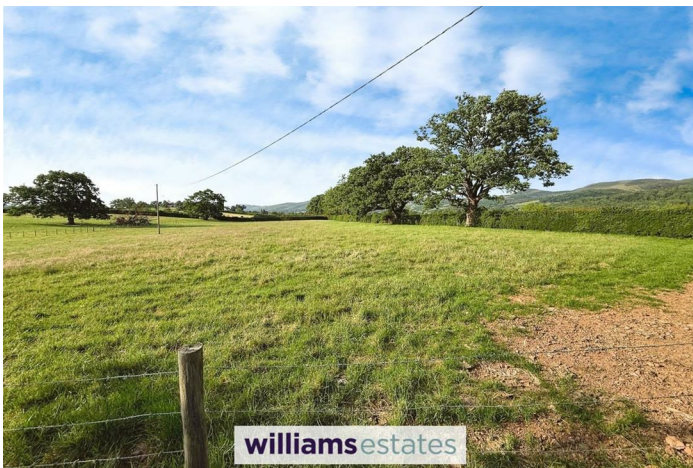




**Meifod Llanfair Dyffryn Clwyd, Ruthin,
LL15 2SE**

£450,000

 4  2  2  F

EPC - F27 Council Tax Band - F Tenure - Freehold

, Ruthin

4 Bedrooms - Bungalow

****NO ONWARD CHAIN **** An individual four bedroom detached bungalow, with paddock set in approx 2.57 acres and located in a truly outstanding rural setting commanding views over The Vale and across to the Clwydian Hills and surrounding farmland.

Located along a private 'no through' track, about 2.5 miles from Ruthin and 0.5 miles from the village of Llanfair Dyffryn Clwyd. This unique property affords well proportioned rooms with scope to modernise and possibly develop further to provide a larger home taking full advantage of the setting and far reaching views, subject to planning approval. It affords front porch, L shaped hall with herringbone oak flooring, living room, kitchen/dining room with solid oak units and multi fuel stove, rear porch, utility, four bedrooms and bathroom with separate WC. Gated entrance with ample parking together with attached garage and patio garden to the rear. Adjoining paddock to the rear with mature hedgerows and trees. Inspection recommended.

EPC rating - F27, Council; Tax Band - F, Tenure - Freehold



Property

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It affords front porch, L shaped hall with herringbone oak flooring, living room, kitchen/dining room with solid oak units and multi fuel stove, rear porch, utility, four bedrooms and bathroom with separate WC. Gated entrance with ample parking together with attached garage and patio garden to the rear. Adjoining paddock to the rear with mature hedgerows and trees. Inspection recommended.



Location - The property is set back from the A525 Wrexham Road and is approached over an unmade track which leads to this and to one other neighbouring property. The village of Llanfair Dyffryn Clwyd has a popular newly built primary school, an inn and parish church whilst the local town of Ruthin provides a range of shops and supermarkets serving daily needs, local restaurants and the well regarded Brynhyfryd secondary school. Mold 11 miles, Wrexham 16 miles and Chester 25 miles.

Accommodation

uPVC double glazed door leading into

Entrance Porch

Wood effect tiled flooring and hardwood glazed door leading into

Reception Hall

An L-shaped reception hall with oak herringbone flooring, two built-in cloak cupboards with modern sliding door fronts, electric storage heater and further built-in cupboard housing the hot water cylinder tank. Modern oak interior doors leading off to all rooms.

Living Room

15'10" x 11'6" (4.83 x 3.53)

A well lit room with a wide double glazed window in the front with far reaching views of surrounding countryside and a further window to the side gable with views across Clwydian Hills. Tiled fireplace and hearth with inset multi fuel stove, two wall light points and wood-effect laminate flooring.

Kitchen/Diner

22'4" x 13'3" (6.81 x 4.06)

A spacious room with two double glazed windows to the rear views over the paddock and across to the Clwydian Hills. range of custom made solid oak base and wall units with contrasting worktops, inset sink unit with preparation and mixer tap, and tiled splashback. Recessed fireplace with multi fuel stove and slate hearth. Oak flooring, two wall light points and internal oak door to rear porch.



Rear Porch

With uPVC double glazed exterior door, tiled floor and internal door to garage.

Cloakroom/Wc

Comprising low flush WC and wash hand basin. Fully tiled walls and small glazed window.

Kitchen

8'9" x 6'5" (2.69 x 1.96)

Range of base and wall units, inset sink unit, electric cooker, plumbing for a washing machine, fully tiled walls, tiled floors and double glazed window.

Bedroom 1

11'8" x 9'8" (3.58 x 2.97)

Double glazed window to the rear elevation with views of the Clwydian Hills and window to the side elevation, inbuilt wardrobe with sliding doors.

Bedroom Two

12'9" x 8'11" (3.91 x 2.72)

With double glazed windows to the front elevation with views and inbuilt wardrobes with sliding doors.

Bedroom Three

12'9" x 9'10" (3.91 x 3.00)

With double glazed window to the rear elevation with views, inbuilt wardrobe with sliding doors and electric heater.

Bedroom Four

9'3" x 8'3" (2.84 x 2.54)

With double glazed window to the side elevation and inbuilt wardrobe.

Bathroom

7'10" x 6'9" (2.41 x 2.06)

With cast iron bath, with shower attachment, pedestal washbasin, partially tiled walls, tiled floor, and double glazed window

Separate W.C

With low flush W.C, partially tiled walls and obscure double glazed window.

Outside

Located via a No Through lane - The property offers a brick columned entrance with twin timber gates leading to a gravelled driveway and provides off street parking. Open plan front garden areas with mature hedging and stone patio area extending across the front elevation. Pathway to the side elevation. The rear is part paved with timber decked garden with loose slated area with two mature fruit trees and outside tap.

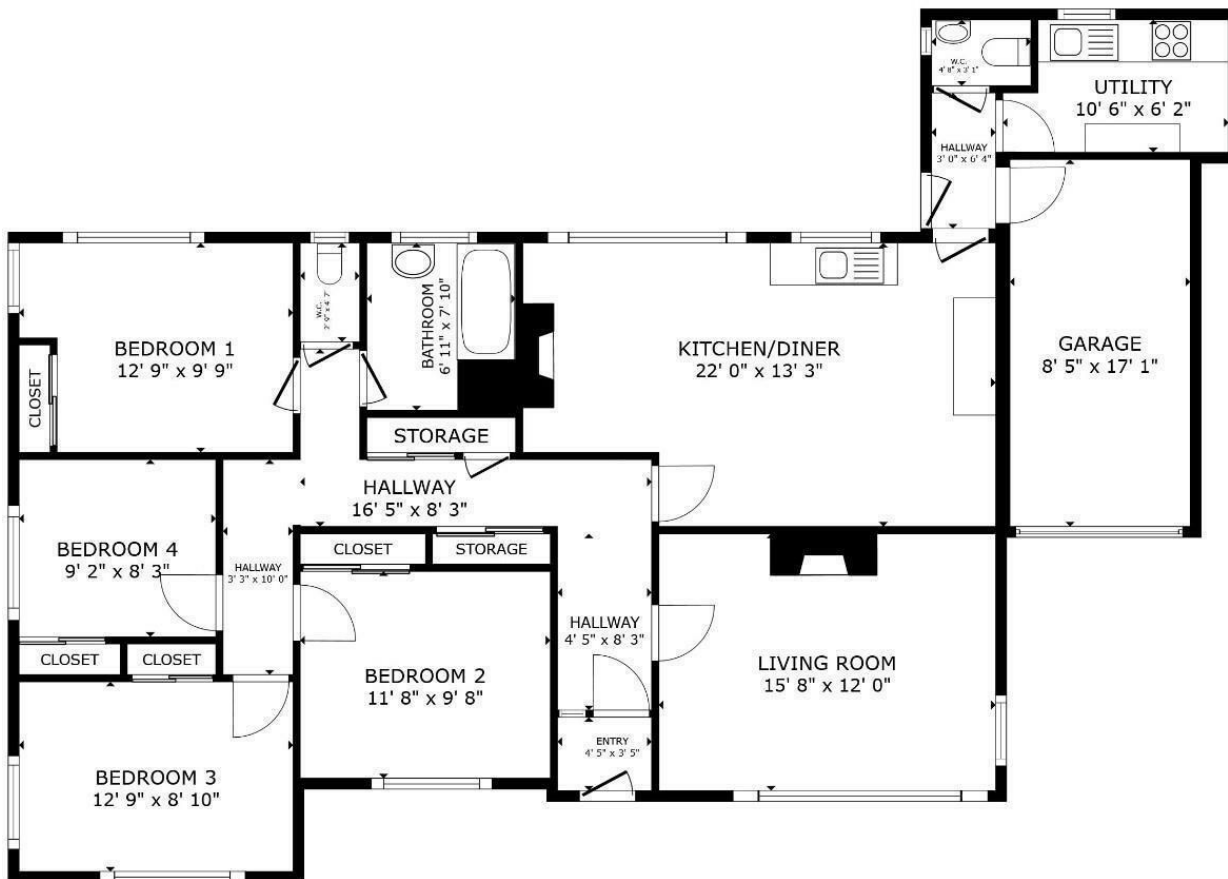
The additional land included in the sale is a large paddock, located to the rear of the property with mature hedging and trees and extending to two of the boundaries, The smaller paddock is located to the right of the property with gated access onto the track and is also included within the sale.

Directions

From our Ruthin office turn left onto Well Street to the junction and follow the road around to the right onto Llanfair/Wrexham Road. Follow the road and continue to Llanfair DC. Proceed through the village and then for a further 0.5 miles and take the right hand turning (after the white detached house Ty Gwyn) onto the unmade track. The property can be found on the right hand side.

What Three Words: ///chain.universes.hype



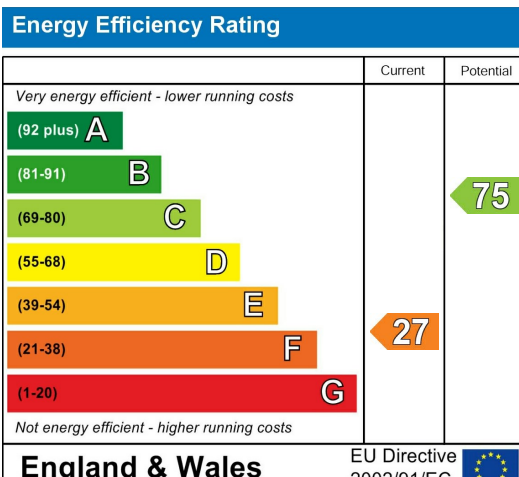


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,315 sq.ft.
EXCLUDED AREAS : GARAGE 144 sq.ft.
TOTAL : 1,315 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



Call us on
01824 704050

Ruthin@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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