



5 Highland Cottages Llanbedr Dyffryn Clwyd, LL15 1YF

£175,000

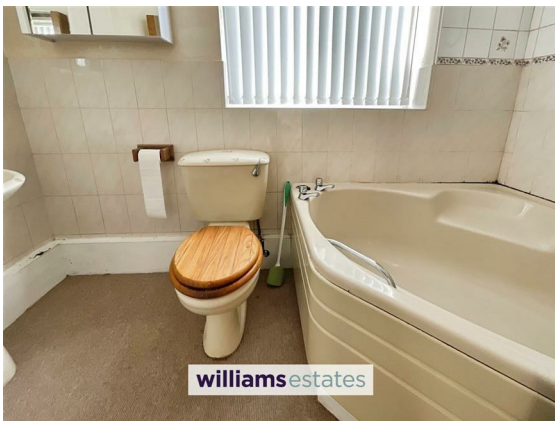
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EPC - E51 Council Tax Band - C Tenure - Freehold

, Llanbedr Dyffryn Clwyd

2 Bedrooms - Bungalow - Semi Detached

Williams Estates are pleased to bring to the market a two bedroomed, semi detached bungalow that offers a rare opportunity to live in one of North Wales highest view points. In need of some refurbishment and modernisation, the property comprises in brief of spacious lounge, fitted kitchen, two double bedrooms and bathroom. The property has a private rear garden and parking is available to the front.



Entrance Porch

3'11" x 3'7" (1.2 x 1.1)

Meter cupboards and doorway to Lounge.

Living Room

17'4" x 13'1" (5.3 x 4)

Double Glazed window offering extensive views across the Vale of Clwyd, fire surround, central heating radiator.

Kitchen

10'5" x 10'9" (3.2 x 3.3)

Offering a range of wall and base units with integrated electric oven & hob, sink and drainer. Central heating radiator, vinyl flooring, Double Glazed window and part Glazed UPVC door to rear garden.

Bedroom 1

7'10" x 9'10" (2.4 x 3)

Double Glazed window offering extensive views across the Vale of Clwyd, Central Heating Radiator.

Bedroom Two

9'10" x 9'10" (3m x 3m)

Double glazed window with rear aspect, built in wardrobes, Central Heating Radiator.

Bathroom

6'2" x 9'2" (1.9 x 2.8)

Corner bath with electric shower over, wash hand basin and w.c, part tiled walls, Double Glazed window

Outside

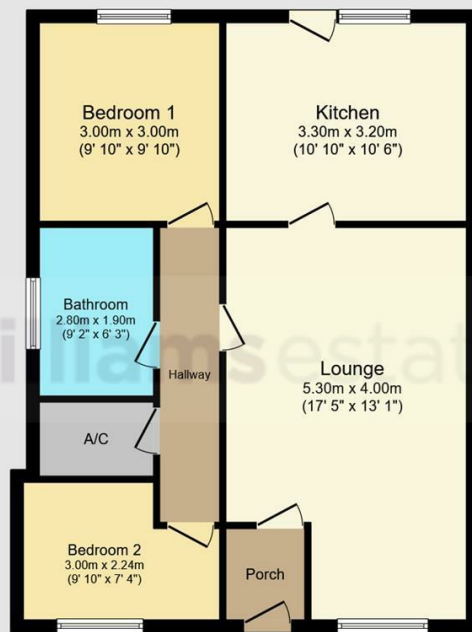
Private secluded rear garden with patio area, rising steps to a lawned area offering views up and across Moel Famau Mountain.

Directions

From our Ruthin Office, head North West on St Peters Square, at the roundabout take the 1st exit onto Market Street, then at the Cychfan Bricc roundabout take the 3rd exit onto the A494 and follow this for 3.2 miles. Once you get to the Clwyd Gate, Turn left onto Rhos Street, take an immediate left and follow this up and the property is on your right hand side.







Floor Plan

Floor area 71.0 sq.m. (765 sq.ft.)

Total floor area: 71.0 sq.m. (765 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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