

Bryn Clwyd

Galltegfa | Ruthin | LL15 2AR

Guide Price £375,000

Baileys & PARTNERS

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Galltegfa |

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A rare opportunity to acquire a detached three-bedroom residence occupying an attractive rural position at Galltegfa, near Ruthin, together with gardens, ancillary outbuildings and two paddocks, with the property extending to approximately 2.3 acres in total. Available as a whole or in two lots.

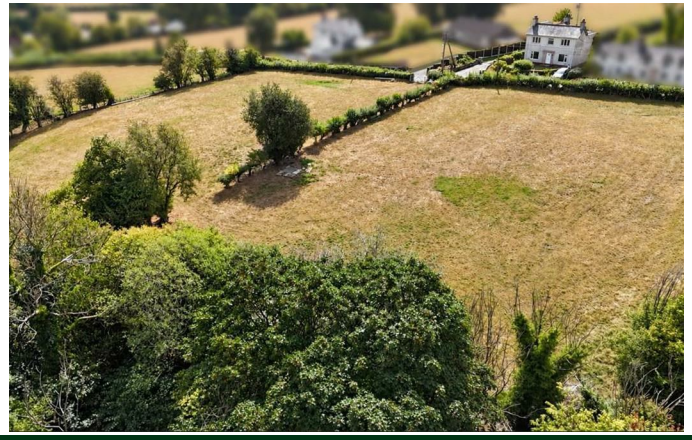
Lot 1: Bryn Clwyd enjoys far-reaching views across the surrounding countryside and offers considerable scope for refurbishment and improvement, providing purchasers with the opportunity to create a home tailored to their individual requirements.

The accommodation is arranged over two floors and includes two reception rooms, a kitchen, utility room and ground-floor WC, together with three bedrooms and a family bathroom on the first floor. An attached double garage provides additional practical space. Externally, the property benefits from established garden areas and useful ancillary outbuildings. Lot 1 outlined green in the plan.

Lot 2: Two paddocks, situated on the opposite side of the adjoining road, provide additional land suitable for a variety of amenity purposes, subject to any necessary consents. Lot 2 outlined red in the plan.

Whilst requiring modernisation, Bryn Clwyd offers an appealing combination of residential accommodation, land and rural surroundings, making it particularly worthy of consideration by purchasers seeking a countryside home with additional outdoor space.











SERVICES

Lot 1: Bryn Clwyd dwelling

Mains electricity and water are understood to be connected to the dwelling. Private drainage is understood to be provided by a septic tank. There is no central heating system.

Lot 2: Land

The seller advises that the land benefits from a mains water supply.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole or in two lots.

DIRECTIONS

Using the postcode LL15 2AR. Turn off the B5105 sign posted for 'Clocaenog' and Bryn Clwyd will be found after a short distance on the left hand side. Identified by our for sale board.

TENURE & POSSESSION

The freehold of the property is offered with vacant possession on completion of sale.

AGRICULTURAL SUPPORT

The Vendor has not claimed agricultural support payments in respect of the land, and no agricultural support entitlements are included in the sale.

The land may be eligible for inclusion within the Sustainable Farming Scheme (SFS), subject to the Purchaser satisfying the relevant eligibility criteria and complying with the scheme requirements. Prospective Purchasers are advised to make their own enquiries regarding eligibility.

BOUNDARIES

The boundaries are indicated on the accompanying plan for identification purposes only. Prospective purchasers should satisfy themselves as to the precise boundaries and their ownership by reference to the title documentation and inspection of the property.

PLANNING

The selling agents are not aware of any current planning applications relating to the property. The property is understood to lie outside the defined settlement development boundary.

Prospective purchasers should make their own enquiries with the Local Planning Authority regarding any proposed use or development.











WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

LOCAL AUTHORITY

Denbighshire County Council.

MINES, MINERALS & SPORTING RIGHTS

All mines, minerals and sporting rights owned by the seller, insofar as they are available, are included in the sale.

VIEWINGS

Strictly by confirmed appointment with the seller's agents, Baileys & Partners – 01248 893 777

HEALTH & SAFETY

Prospective purchasers are advised to exercise caution when inspecting the property, particularly around the outbuildings, uneven surfaces and agricultural land. All viewings are undertaken at the visitor's own risk, and visitors should follow any instructions provided by the selling agents.

VAT

We understand that the Seller has not exercised an option to tax in respect of the property.

DISCLAIMER

These particulars, whilst believed to be accurate, are set for guidance only and do not constitute any part of an offer or contract. Prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise of their accuracy. No person in the employment of Baileys & Partners has the authority to make or give any representations or warranties in relation to the property.





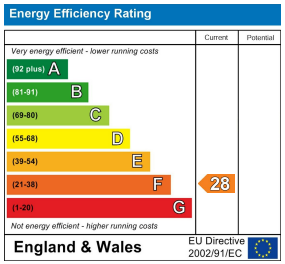








Council Tax Band G EPC Rating F





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LANDMARK INFORMATION Plotted Scale - 1:3000. Paper Size – A4

Baileys & Partners

For identification purposes only. Not to scale. Prospective purchasers should rely on the title documentation rather than the marketing plan.

Baileys & PARTNERS

The Property Ombudsman

Regulated by RICS®

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