

Galltegfa | Ruthin | LL15 2AR

Offers in excess of £325,000

Baileys & PARTNERS

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 additional land available as Lot 2.

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.

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

The vendor's preference is to sell the property and land as a whole. However, the land comprising Lot 2 is also available for purchase separately.











SERVICES
Mains electricity and water are understood to be connected to the dwelling. Private drainage is understood to be provided by a septic tank, which is located in the land within Lot 2. There is no central heating system.

METHOD OF SALE
The property is offered for sale by Private Treaty.

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.

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.

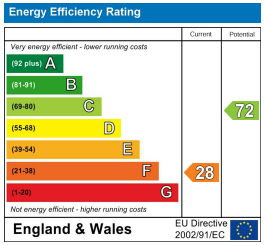
VAT

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**





Baileys & PARTNERS

The Property Ombudsman

Regulated by RICS®

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