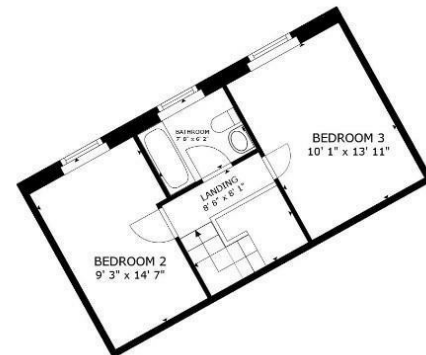


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 921 sq.ft. FLOOR 2 803 sq.ft.
TOTAL : 1,724 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | 52 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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www.cavendishproperties.co.uk



Wayside Tafarn-Y-Gelyn

Llanferres, Mold, Denbighshire
CH7 5SQ

Price

£335,000

A CHARMING AND DECEPTIVELY SPACIOUS FOUR BEDROOM SEMI-DETACHED PERIOD STONE COTTAGE with two reception rooms, two staircases and delightful courtyard garden to the rear. Occupying a convenient setting to the centre of this noted hamlet on the foothills of the Clwydian Range, some five miles from Mold. Affording adaptable accommodation which could easily be divided to provide a separate annexe for a relative or utilised as a holiday/long term let. Features include uPVC leaded effect double glazed windows, open beamed ceilings and a multi fuel stove in the sitting room. In brief comprising entrance hall, kitchen with attractive range of oak fronted units and range cooker, living room with oak flooring and open fireplace, sitting room, utility room, integral store, four good size bedrooms and two bathrooms. Delightful garden with raised beds and log store. Viewing highly recommended. NO ONWARD CHAIN.

Ruthin 7 miles. Chester 16 miles. Liverpool 34 miles

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION

This charming cottage occupies a pleasant semi-rural setting mid-way between Mold and Ruthin, near to the noted Loggerheads Country Park and Moel Famau (Clwydian Range) an Area of Outstanding Natural Beauty. The property backs onto a quiet 'no through' lane and there are numerous country walks and bridle paths in the surrounding area, as well as a popular Inn and Primary School in the nearby village of Llanferres. A local bus service provides access to Mold and Ruthin. Both towns offer a comprehensive range of shops, supermarkets, noted secondary schools and leisure facilities. Whilst enjoying the benefits of rural living the property has excellent access onto the A494 enabling swift passage to the larger centres of employment in Flintshire and Chester as well as connection to the motorway network beyond.

THE ACCOMMODATION COMPRISES



FRONT ENTRANCE

Leaded effect double glazed timber framed front door to reception hall.

RECEPTION HALL

Oak exterior door leads to the rear garden and doorways to either side lead through to the kitchen and sitting room.

KITCHEN

5.36m x 3.20m (177" x 10'6")



Well fitted with an attractive range of solid oak fronted base and wall units with antique style handles, open shelving and contrasting stone effect work surfaces with matching upstands and inset sink unit with preparation bowl and mixer tap. Gas (LPG) range cooker with concealed cooker hood above. Open beamed ceiling, plumbing for dishwasher and space for fridge/freezer. Double glazed leaded effect windows to the front, bay window to the side and two full length windows to the rear overlooking the rear garden. Contemporary style radiator, built in cupboard housing the electric appliance serving the heating to right wing of the cottage. Tile effect flooring.



MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW

AMENDED ALW



LOCATION PLAN



For identification purposes only.

AGENTS NOTES

Mains drainage.

Combination of gas (LPG), electric and solid fuel heating.

DIRECTIONS

From Mold take the A494 Ruthin Road proceeding through Gwernymynydd and Cadole. Continue past the Texaco petrol station and then take the next right hand turn thereafter signposted for Tafarn Y Gelyn. Follow the road around to the left, passing the terraced cottages, whereupon the property will be found a short distance thereafter on the left hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Denbighshire County Council - Tax Band E

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



AERIAL VIEW



LIVING ROOM

5.49m x 4.11m (18' x 13'6")



An attractive dual aspect room with double glazed window to the front and French doors to the rear providing access into the garden. Open beamed ceiling and stone fireplace with raised hearth and open fire grate with back boiler serving the right wing of the cottage. Alcove to side of fireplace and turned staircase to the first floor with understairs storage cupboard beneath. Solid oak flooring, fitted cupboard, TV aerial point, radiator and two wall light points.



SITTING / DINING ROOM

4.90m x 3.84m (16'1" x 12'7")



A versatile room with double glazed leaded effect windows to the front and rear aspects, open beamed ceiling, turned staircase to the first floor, two panelled radiators, three wall light points, pine flooring and multi fuel stove. Internal door to utility.



UTILITY

2.69m x 2.79m (8'10" x 9'2")

Range of base and wall units with wood effect work surfaces with inset sink unit. Plumbing for washing machine, space for tumble dryer, 'Main' gas (LPG) fired central heating boiler (serving the left wing of the cottage), tiled floor, radiator, pine panelling and internal door to store room.

STORE ROOM

2.69m x 1.22m (8'10" x 4')

With up and over door to the front

FIRST FLOOR LANDING



Radiator, loft access and oak interior doors.

BEDROOM TWO

3.68m x 3.02m (12'1" x 9'11")



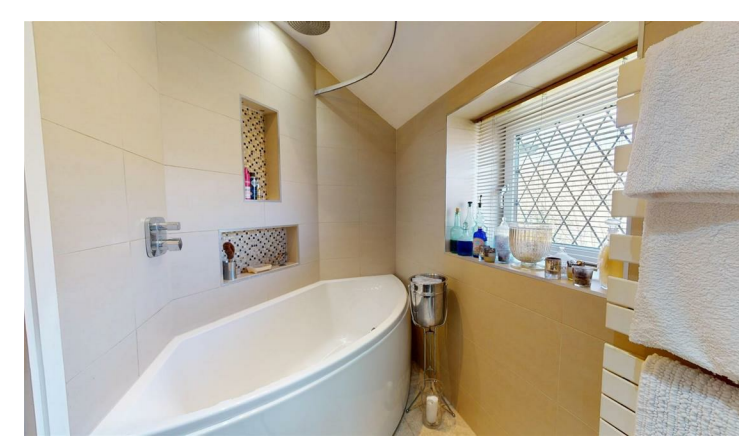
A double size room with two double glazed windows with rural aspect, shelved alcove and double panelled radiator.

BATHROOM

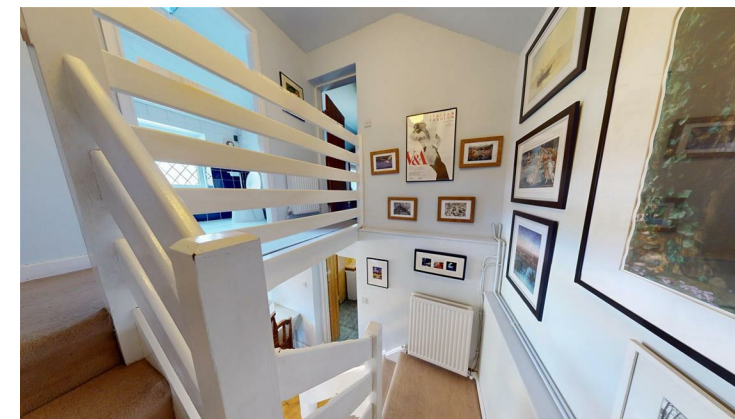
2.82m x 1.40m (9'3" x 4'7")



A well appointed fully tiled bathroom fitted with a modern contemporary suite comprising corner shaped Villeroy and Boch panelled bath with rainfall shower above and recessed shelving, semi-pedestal wash basin with mixer tap and low flush WC. Mirrored cabinet, contemporary style towel radiator, vinyl tiled floor, recessed ceiling lighting, extractor fan and double glazed window with leaded effect.



SECOND STAIRCASE/LANDING



Oak interior doors to all rooms and radiator.

BEDROOM THREE

4.14m x 2.95m (13'7" x 9'8")



A double size room with double glazed leaded effect windows to the front, loft access and radiator.

BEDROOM FOUR

4.14m x 2.49m (13'7" x 8'2")



A double size room with double glazed leaded effect window to the front and radiator.

BATHROOM TWO

2.29m x 1.60m (7'6" x 5'3")



A fully tiled bathroom fitted with a three piece suite comprising panelled bath with electric shower and screen, pedestal wash basin and low flush WC. Mosaic tiled floor.

OUTSIDE - FRONT

REAR GARDEN

To the rear is a pleasant garden/courtyard with paved areas and raised particularly well stocked shrubbery borders with stone walling and an established beech hedge to the lane side. Log store, outside light and pedestrian access leading onto the side lane.