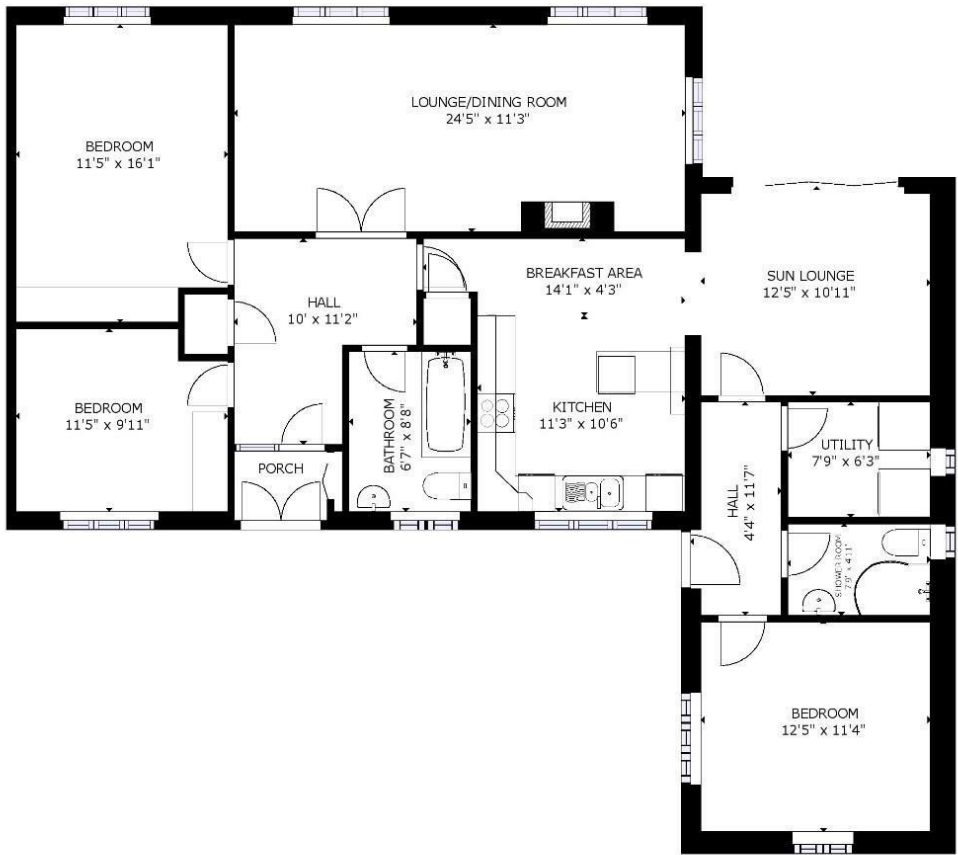


Garmon Lodge Ffordd Rhiw Ial, Llanarmon-Yn-Ial, Mold, CH7 4QE



GROSS INTERNAL AREA
FLOOR 1: 1,440 sq ft
EXCLUDED AREAS: PORCH: 19 sq ft
TOTAL: 1,459 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		

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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Garmon Lodge Ffordd Rhiw Ial

Llanarmon-Yn-Ial, Mold,
CH7 4QE

NEW
£350,000

A DECEPTIVELY SPACIOUS AND VERSATILE THREE BEDROOMED DETACHED BUNGALOW SET WITHIN LARGE MATURE PRIVATE GARDENS JUST A SHORT DISTANCE FROM THE CHURCH AND THE HISTORIC CENTRE OF THIS POPULAR RURAL VILLAGE.

Located off a private lane with extensive parking and garage, the bungalow affords an enclosed porch, central hall, a large lounge/dining room with pleasing aspect over the rear garden, fitted kitchen/breakfast room. modern sun lounge with vaulted ceiling and bi-fold doors to garden, utility room, three bedrooms, shower room and bathroom and side porch. Private gardens to both front and rear with a sunny southerly aspect.



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LOCATION
'Llanarmon Yn Ial' is a noted rural village community situated on the eastern slopes of the Clwydian Range, approximately 8 miles from the market town of Mold, 17 miles from Chester and conveniently placed for access throughout the region.
The property forms part of an attractive row of terraced properties adjoining the village inn to the centre of the village. The nearby community run Raven Arms is a popular and noted Inn, whilst there is also a village shop and local Primary School (approximately one mile distance). Both Ruthin and Mold provide a wider range of shopping facilities and schooling.

THE ACCOMMODATION COMPRISES
Twin panelled Georgian style glazed doors leading to Entrance Vestibule.

ENTRANCE VESTIBULE
Bi-fold cupboard to one side, heather brown tiled floor. Glazed inner door and panel leading to a spacious Entrance Hall.

ENTRANCE HALL
3.40m x 3.05m (11'2" x 10')



With access to loft with pull down ladder, fitted cloaks cupboard with shelving, panelled radiator. Twin glazed doors opening to a spacious Lounge/Dining Room.

LOUNGE/DINING ROOM
7.44m x 3.43m (24'5" x 11'3")



A large and well lit room to the rear of the bungalow with three double glazed windows affording a pleasing aspect over the south facing rear garden, stone lined fireplace with a raised marble hearth and a woodstove, TV point, wall light points, coved ceiling and panelled radiator.



KITCHEN/BREAKFAST ROOM
4.29m max x 3.20m (14'1" max x 10'6")



Fitted with a range of base and wall mounted cupboards and drawers with contrasting working surface to include a peninsular divide. Inset one and a half bowl single drainer sink with mixer tap, inset four ring electric hob with hood, integrated oven, void and plumbing for washing machine and dishwasher, attractive tiled splashback, coved ceiling, double glazed window and a woodgrain effect floor finish. Panelled radiator. Archway to Day Lounge.



DAY LOUNGE
3.78m x 3.33m (12'5" x 10'11")



A light and airy room with a high vaulted ceiling with exposed timbers and purlin part with three double glazed rooflights and downlighters. It has a three section aluminium framed bi-fold door, Travertine style flooring.



SIDE HALL
With double glazed door leading to front, matching flooring.

UTILITY ROOM
2.36m x 1.91m (7'9" x 6'3")



Void and plumbing for washing machine and space for tumble dryer, white glazed sink, double glazed window, matching flooring.

BEDROOM 1
3.78m x 3.45m (12'5" x 11'4")



Two double glazed windows with private aspect over the gardens, panelled radiator.

SHOWER ROOM
2.36m x 1.24m (7'9" x 4'1")



Modern suite with a large corner cubicle with glazed screen and high output shower, pedestal wash basin and WC. Fully tiled walls with decorative dado, ceramic tiled flooring and a towel radiator.