



## Dedwyddfa King Street, Cerrigydrudion, Corwen LL21 9SU Guide Price £325,000

Clough & Co are delighted to present this spacious detached two-bedroom bungalow, occupying an attractive position within the popular rural village of Cerrigydrudion.

Enjoying delightful open countryside views to the front, the property offers well-proportioned accommodation throughout and is ideally suited to those seeking comfortable single-storey living in a peaceful village setting.

The bungalow benefits from UPVC double glazing, a single attached garage, and generous off-road parking to the front.

Accommodation :- Hall, Kitchen/Diner, Utility Room, Toilet, 2 Bedrooms, Bathroom, Lounge & Conservatory

FOR SALE BY PRIVATE TREATY

## GENERAL REMARKS

### SITUATION & DIRECTIONS

The property is situated in a delightful location on the fringes of the village and enjoys pleasant, uninterrupted views across open countryside. It is also conveniently positioned for access to the A5 trunk road and lies approximately 10 miles from the market town of Denbigh and 15 miles from the market town of Ruthin.

From our Ruthin office turn right and at the roundabout take the first left onto Denbigh Road. At the next junction turn right onto Mwrog Street continue on this road until the roundabout, take a left turn onto the B5105, at the next junction turn left onto the B4501 continue on this road until you reach the village of Cerrigydrudion, passing the White Lion Inn take a left turn down King Street and the property can be seen on the left hand side signposted Clough & Co for sale board.

### DESCRIPTION

Dedwyddfa is a detached two-bedroom property situated in a convenient village-centre location. Offering spacious living accommodation throughout and presenting an excellent opportunity for a wide range of purchasers.

The property benefits from UPVC double-glazed windows, oil-fired central heating, and generous gardens to the front and side, providing ample outdoor space and further potential.

This appealing home combines a desirable location with the opportunity to create a property tailored to individual tastes and requirements.

### ACCOMMODATION

The accommodation briefly comprises :-

#### PORCH

With tiled floor.

#### SPACIOUS HALL



With a carpeted floor, central heating radiator, built-in storage cupboards, and loft access.

## KITCHEN/DINING ROOM



### DINING ROOM AREA

12'10" x 11'9" (3.93m x 3.60m)



With carpeted floor, central heating radiator and window to front aspect.

## KITCHEN AREA

17'10" x 12'11" (5.46m x 3.96m)



Fitted with a range of mahogany wall and base units complemented by laminate worktops. Features include a single-drainer stainless steel sink with chrome mixer tap, a built-in Hotpoint double electric oven, Neff black ceramic hob, Neff dishwasher, under-counter Zanussi fridge, and a tiled floor.

## UTILITY ROOM

6'9" x 6'8" (2.08m x 2.05m)



Fitted with mahogany-effect base units, a single-drainer sink unit with chrome taps, white MDF wall units, a central heating radiator, and a rear door providing access to the outside.

## TOILET ROOM

With tiled floor, WC, wall unit and window to side aspect.

## LOUNGE

17'10" x 12'11" (5.46m x 3.96m)



With carpeted floor, stone feature brick fireplace, slated hearth, electric inset fire and brick feature TV stand, window to side access, central heating radiator and patio doors leading to :-

## CONSERVATORY

16'1" x 8'10" (4.92m x 2.70m)



With impressive open countryside views to the front of the property, tiled floor and side door access.

## BEDROOM 1

14'0" x 11'0" (4.27m x 3.36m)



Having fitted mahogany mdf wardrobes, bedside cabinets and dressing table, carpeted floor, central heating radiator and window to rear aspect.

## BEDROOM 2

12'7" x 10'11" (3.86m x 3.35m)



Having white mdf fitted wardrobes, bedside cabinets and dressing table, carpeted floor, central heating radiator and window to rear aspect.

## BATHROOM

9'4" x 8'11" (2.87m x 2.74m)



Comprising a built-in shower cubicle with Mira electric shower, panelled bath, pedestal wash hand basin and low-level WC. The room benefits from laminate flooring, tiled walls and a wall-mounted stainless steel heated towel rail.

## GARAGE



Large detached concrete block constructed single garage with concrete floor, loft space above, Worcester boiler, electricity and electric door.

## OUTSIDE



Attractive stone walls enclose the front of the property, where a tarmac driveway provides ample off-road parking alongside a neatly maintained lawn. To the side, there is a patio

area, garden shed and oil tank, with pedestrian access available on both sides of the property. The rear garden features a patio seating area and a walled shrub area, with steps leading to a well-maintained elevated lawn bordered by hedging and fencing, creating an attractive and private outdoor space.

### **SERVICES**

We are given to understand that Mains Electricity, Mains Water, Mains Drainage and benefiting oil fired central heating serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

### **TENURE & POSSESSION**

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

### **VIEWING ARRANGEMENTS**

Viewing arrangements are strictly by prior appointment through the Agent's Ruthin Office (Tel No : 01745 812049)

### **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

### **TOWN & COUNTRY PLANNING**

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

### **PLANS & PARTICULARS**

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

### **IMPORTANT**

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further

information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

### **BUYING PROCEDURE**

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

### **SELLING PROCEDURE**

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.

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