



Eryl, Llanefydd, Denbigh, LL16 5EE

Guide Price £325,000

A spacious well presented detached two bedroom bungalow situated in a rural yet convenient position on the outskirts of the village of Llanefydd. The property stands within large grounds which could easily be utilised for a variety of purposes subject to all necessary consents. Viewing is a must to appreciate the impressive views and spacious grounds this property offers.

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

SITUATION & DIRECTIONS

The property stands in a prominent position on the outskirts of the rural village of Llanefydd which provides a wealth of amenities to include a chapel, church, community hall and public house. The market towns of Ruthin and Denbigh are easily accessible which offer a range of shopping facilities.

From our Denbigh office proceed to the B5382 towards Henllan (approximately 2.5 miles). At the village of Henllan, follow the signs for Llanefydd. Proceed along this road until you reach the village of Llanefydd. Upon reaching the village turn left, continue up the lane for approximately 0.5 miles and the property can be seen on the left hand side signposted Clough & Co for sale board.

DESCRIPTION



Eryl is a well presented 2 bedroom detached bungalow in sound structural condition being in need of modernisation which may be of interest to a wide spectrum of purchasers. The property benefits from upvc double glazed windows, oil fired central heating and spacious gardens to the front and side.

The accommodation briefly comprises :-

FRONT ENTRANCE

SPACIOUS HALL

4'6" x 17'6" (1.39m x 5.34m)

With carpeted floor, central heating radiator and loft access.

LOUNGE

12'10" x 12'0" (3.93m x 3.66m)



With open tiled fireplace with tiled hearth, carpeted floor, central heating radiator and window to front and side aspect.

BEDROOM 1

11'10" x 11'9" (3.61m x 3.60m)



A spacious room with window to front aspect, open tiled fireplace with tiled hearth, carpeted floor and central heating radiator.

BEDROOM 2

11'10" x 8'10" (3.61m x 2.71m)



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

DINING ROOM

8'10" x 10'7" (2.70m x 3.23m)



Quarry tiled flooring, central heating radiator and window to rear aspect.

BATHROOM

6'9" x 5'3" (2.08m x 1.62m)



White suite comprising pedestal wash hand basin, low level wc, panelled bath with Triton electric shower over, vinyl floor covering and central heating radiator

KITCHEN

8'4" x 9'11" (2.55m x 3.04m)



Comprising mdf timber effect beige base and wall units, laminate worktops, single drainer stainless steel sink unit, electric meter box, beam ceiling, side access to outside.

OUTSIDE



The property benefits from large grounds which includes a hard core access drive providing allocated off road parking, red brick paved area to the front of the property, large lawned area to the front and side with hedge surround, raised elevated flower bed to the rear. Contained to the side of the property is a coal bunker and sheeted general store.

SPACIOUS GARAGE

9'9" x 17'11" (2.99m x 5.48m)

A detached large prefabricated garage with concrete shuttered walls and pebble dashed external elevations under box profile sheeted roof, concrete floor with side door access, up and over door and mains electricity.

SERVICES

We are given to understand that Mains Electricity, Mains Water and Private Septic Drainage 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

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.

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.

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.

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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