

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	73

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		



Tree Tops, 3 Bryn Eithin Tafarn-Y-Gelyn
Llanferres, Mold,
CH7 5SJ

Price
£360,000

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.

* FABULOUS VIEWS & LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY. A four bedroom split-level detached property occupying an elevated position in a semi-rural location in the popular village of Llanferres. Llanferres is a charming village situated on the eastern slopes of the Clwydian Hills, just south of Moel Famau, and is wholly within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty. The accommodation briefly comprises: reception hallway with wood block parquet flooring and staircase which rises up to an impressive open-plan kitchen and dining/sitting area featuring a log burner and French doors to outside, inner hallway, living room with inglenook style fireplace and cast-iron multi-fuel burner together with a bay window and French doors to an outside terrace, principal bedroom with en-suite shower room, bedroom two, bedroom three, bedroom four and family bathroom with free-standing cast-iron bath. The property benefits from oil fired central heating and has double glazed windows. Externally there are gardens to the front, side and rear featuring a wide block paved terrace at the front and a decked seating area to the rear. There is also parking for two cars and a single garage. There is no onward chain involved in the sale of this property.



LOCATION



The property is located to the centre of this desirable village, located on the A494 mid-way between Mold and Ruthin, an area noted for its scenic beauty. The village has a popular primary school, historic Church and noted Inn, whilst the nearby towns of Mold and Ruthin both provide a wide range of facilities catering for most daily needs, to include secondary schools. Nearby is the popular Loggerheads County Park with walks along the river and up into the surrounding hills.

THE ACCOMMODATION COMPRISES:

LOWER GROUND FLOOR

ENTRANCE HALL

3.20m x 2.46m max (10'6" x 8'1" max)



UPVC entrance door with double glazed insert, double radiator with thermostat, double glazed window, exposed beams, feature exposed brick wall with flagged display shelf, wood block parquet flooring, wall light point, and staircase to the upper level.

GROUND FLOOR

KITCHEN/DINING ROOM

7.47m max x 5.77m max (24'6" max x 18'11" max)

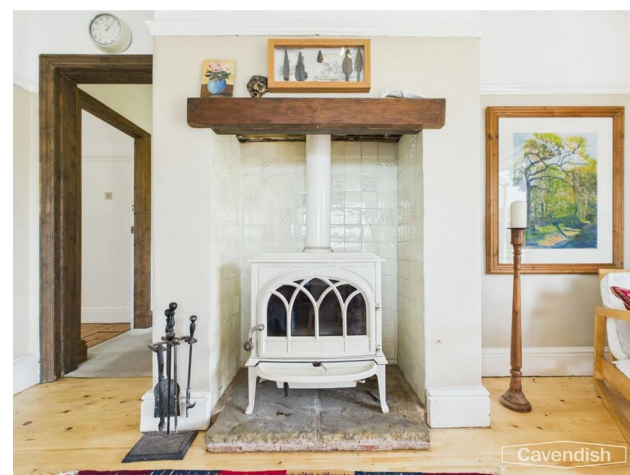


Impressive open-plan kitchen and dining/sitting room

DINING/SITING ROOM



Double radiator with thermostat, picture rails, exposed wooden floorboards, double opening double glazed French doors to outside, and chimney breast with tiled fireplace recess and flagged hearth housing a Jotul enamelled log burner with wooden mantel.



DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road. Follow the road out of the town and on reaching the roundabout take the second exit signposted for Ruthin A494. Follow this road up the hill and through Gwernymynydd village and proceed through Cadole and Loggerheads. After the Loggerheads garage/shop take the first turning right sign posted Tafarn-Y-Gelyn and Moel Famau. Carry on past the bus stop follow on and the turning to Bryn Eithin will then be found on the left hand side after approximately half a mile. Turn into the road and the property will be found just around the bend in the road on the right hand side.

COUNCIL TAX

* Council Tax Band F - Denbighshire County Council.

TENURE

* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

AGENT'S NOTES

- * Services - we understand that mains electricity, water and drainage are connected.
 - * The property is on water rates.
 - * There is a smart meter for the electric provided by E-on Energy.
 - * Oil fired central heating with a modern Worcester oil fired central heating boiler and oil storage tank.
- There is no onward chain involved in the sale of this property.

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.

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.

EXTRASERVICES

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

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

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

PS/PMW

Amended JH

AMENDED ALW



OUTSIDE REAR



To the rear there is a decked seating area enjoying a South-Westerly aspect and French doors from the dining room, a further paved patio and steps leading up to a lawned garden.



GARAGE & PARKING



OUTSIDE SIDE



There is a paved terrace at the side with ornamental pond and wooden steps leading up to a further brick paved seating area. Attached to far side of the property there is a boiler room housing a modern Worcester oil fired boiler behind which there is an outside oil storage tank.

KITCHEN AREA



Fitted with a range of units incorporating drawers and cupboards with laminated worktops. Inset one and half bowl ceramic sink unit and drainer with mixer tap, Space for electric cooker with extractor above, slate tiled splashbacks to the work surface areas, plumbing and space for washing machine and dishwasher, single radiator with thermostat, recessed ceiling spotlights, exposed wooden floorboards, and two double glazed windows enjoying fantastic views across the surrounding countryside.

INNER HALL

Double radiator, access to part boarded loft space with retractable aluminium ladder and light point, picture rails, built-in storage cupboard, two wall light points and digital thermostatic heating controls. Doors to the living room, principal bedroom, bedroom two, bedroom three, bedroom four and family bathroom.

LIVING ROOM

4.75m x 4.45m max into bay (157" x 147" max into bay)



Hardwood framed double glazed bay window with double opening French doors to the terrace, inglenook style fireplace with wooden beam and chimney breast with tiled hearth housing a cast-iron

Morso multi-fuel burner, four wall light points, double radiator with thermostat, and exposed wooden floorboards.



PRINCIPAL BEDROOM

5.38m max x 4.04m max (178" max x 133" max)



Double glazed window forming a bay enjoying views across to the terrace through the trees, double radiator with thermostat, and two wall light points. Door to en-suite shower room.





BEDROOM TWO
4.06m x 3.33m (13'4" x 10'11")



BEDROOM FOUR
2.57m x 2.69m (8'5" x 8'10")



OUTSIDE FRONT



The property occupies an elevated position enjoying fantastic views across the surrounding countryside. To the front there is a lawned garden with mature trees and shrubs and a flagged path with brick steps leading up to the entrance door. There is also a wide brick paved terrace with wooden railings enjoying an aspect towards surrounding countryside and French doors from the living room. External electric meter cupboard.



EN-SUITE SHOWER ROOM
2.13m x 2.11m to cupboards (7' x 6'11" to cupboards)



White suite comprising: tiled shower enclosure with mixer shower, glazed shower screen and glazed door; pedestal wash hand basin with mixer tap; and low level dual flush WC. Tiled walls, recessed ceiling spotlights, single radiator with thermostat, tiled floor, full height fitted storage cupboards with louvred doors having hanging space and shelving, and double glazed window with obscured glass.

Hardwood framed double glazed window, ceiling light point, picture rails, double radiator with thermostat, and exposed wooden floorboards.

BEDROOM THREE
3.12m x 2.69m (10'3" x 8'10")



Hardwood framed double glazed window, picture rails, double radiator with thermostat, and exposed wooden floorboards.

FAMILY BATHROOM
2.57m x 1.80m (8'5" x 5'11")



Hardwood framed double glazed window, ceiling light point, picture rails, and double radiator with thermostat.

White suite comprising: enamelled free-standing cast-iron bath; vanity unit with large wash hand basin, mixer tap and storage cupboard beneath; and low level WC. Tiled walls with a large fitted wall mirror, two wall light points, single radiator with thermostat, painted wooden floorboards, and hardwood framed double glazed window with obscured glass.