

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	57

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Cavendish

ESTATE AGENTS

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Primrose Cottage Ruthin Road

Llanferres, Mold,  
CH7 5SN

Price  
£375,000

**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.

A charming three-bedroom bungalow set in the heart of the picturesque village of Llanferres, boasting spectacular views of the Clwydian Range.

Primrose Cottage offers bright and versatile living with a spacious lounge and dining room, a well-equipped kitchen with utility, three comfortable bedrooms including an ensuite wet room to the primary, and a modern family bathroom.

Externally, the property benefits from a brick-paved driveway with turning circle, integral garage, and beautifully landscaped gardens with sandstone patios, lawn, and greenhouse – all perfectly positioned to enjoy uninterrupted mountain and countryside views.

With wheelchair-friendly access, ample parking, and peaceful surroundings, this is a home that combines comfort, practicality, and natural beauty in one very special setting.

## LOCATION



The property is located on the main road as you enter this picturesque village. The village boasts a popular village pub, the Druid Inn, and historic Parish Church. There is also a noted primary school within the village, and both local towns of Mold and Ruthin provide a comprehensive range of shopping facilities catering for most daily needs, secondary schools, including the highly regarded private Ruthin School, and leisure facilities. The village is located in a designated Area of Outstanding Natural Beauty and is paradise for keen walkers and mountain bikers alike, with numerous country walks and bridle paths readily accessible from the property itself.

## EXTERNAL

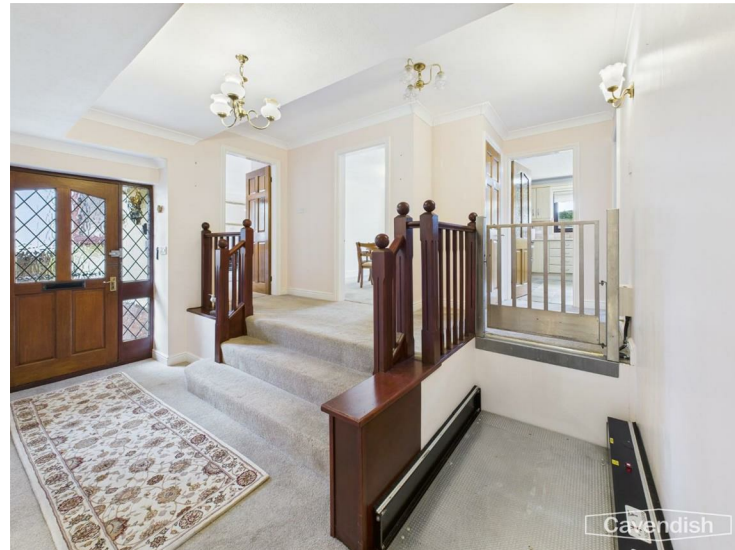


The property is approached via a brick-paved driveway with a turning circle, providing ample parking for up to three vehicles. A raised flower bed with shingle and mixed planting adds to the kerb appeal, while sandstone tiling leads to the

front door with level access into the home. To the side, a sandstone path and wooden gate provide access to the rear garden and garage.

## ENTRANCE HALLWAY

1.55 x 4.31 - 1.22 x 4.08 (5'1" x 14'1" - 4'0" x 13'4")



A welcoming hallway, carpeted and finished with decorative coving, two pendant lights, and two wall lights. Radiators with covers provide a neat finish, while a practical lift ensures full wheelchair access to all levels of the property.

## LIVING ROOM

5.48 x 3.93 (17'11" x 12'10")



A bright and spacious reception room with a bay-fronted window to the front and sliding patio doors to the rear.

## VIEWINGS

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

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

complemented by a level lawn and greenhouse. Low-rise borders ensure uninterrupted panoramic views of the Clwydian Range and open countryside. The garden is private, peaceful, and beautifully maintained – a perfect retreat for relaxing or entertaining.

Llanferres, Mold CH7 5SN Property is the second house on the right as you come into the village.

#### AGENTS NOTES

- No onward chain
- Oil fired boiler
- Oil tank in the rear garden
- Level access with wheel chair lift
- Septic Tank
- The external of property has recently been painted

#### AML

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.

#### PRIORY INVESTOR CLUB

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.

#### EXTRA SERVICES

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

garden, framing stunning views of the mountains and countryside beyond. The space is centred around a gas fireplace with a marble hearth and white painted mantel. Two pendant lights and two wall-mounted lights add warmth to this inviting room

#### KITCHEN

3.58 x 3.61 (11'8" x 11'10")



The kitchen features tiled flooring and a full range of beech-effect wall and base units with coordinating worktops and terracotta splashbacks. Fitted appliances include a built-in dishwasher, microwave, and electric oven with hob and extractor. A stainless steel sink with adjustable faucet sits beneath a rear-facing window, while spotlights and pendant lighting provide flexibility. There is ample space for a breakfast table

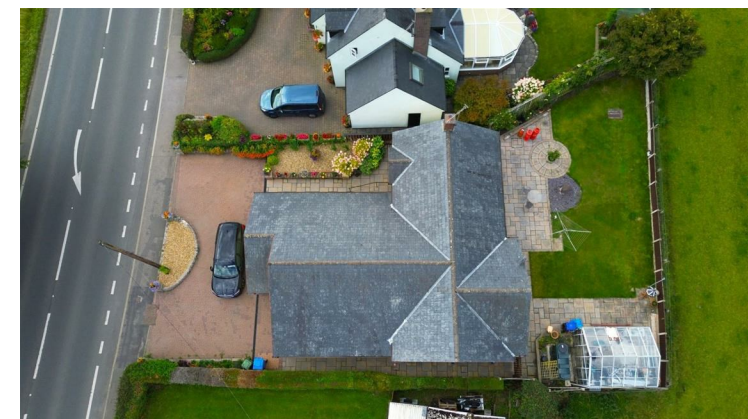


#### DINING ROOM

4.09 x 2.93 (13'5" x 9'7")



Carpeted and well-proportioned, the dining room enjoys sliding patio doors opening onto the rear garden – the perfect setting for entertaining while soaking in the countryside views.



#### TENURE

Freehold

#### COUNCIL TAX

Denbighshire County Council - Tax Band F

#### DIRECTIONS

Cavendish Estate Agents 1 High St, Mold CH7 1AZ- Head south-east on High St/B5444 towards Chester St/A5119- Turn right onto New St/A5119 1.0 mi-At Gwernymynydd Roundabout, take the 2nd exit onto A494- 3.1 mi A494

### UTILITY ROOM

2.54 x 2.26 (8'3" x 7'4")



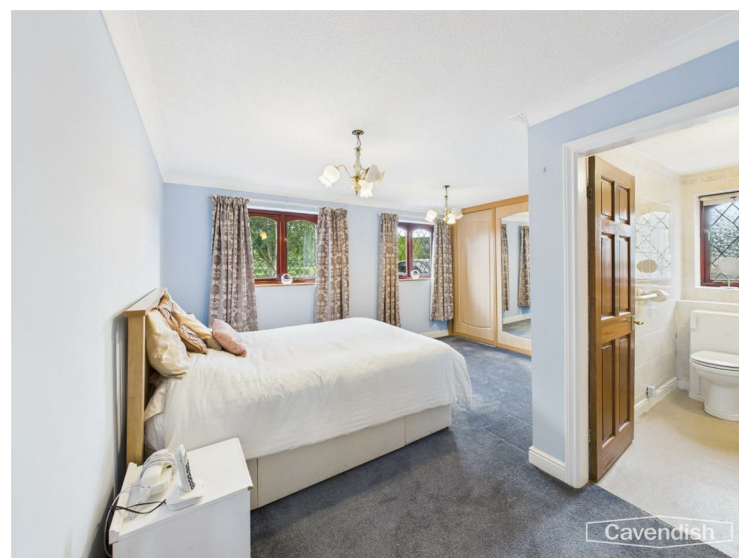
With matching units and tiled flooring, the utility offers space for a washer and dryer, additional storage, and a double stainless steel sink. A rear door leads directly to the garden, while a further door connects to a convenient downstairs WC, complete with tiled splashbacks, radiator, and obscured window.

### W/C

0.88 x 2.21 (2'10" x 7'3")

### BEDROOM 1

3.98 x 4.32 (13'0" x 14'2")



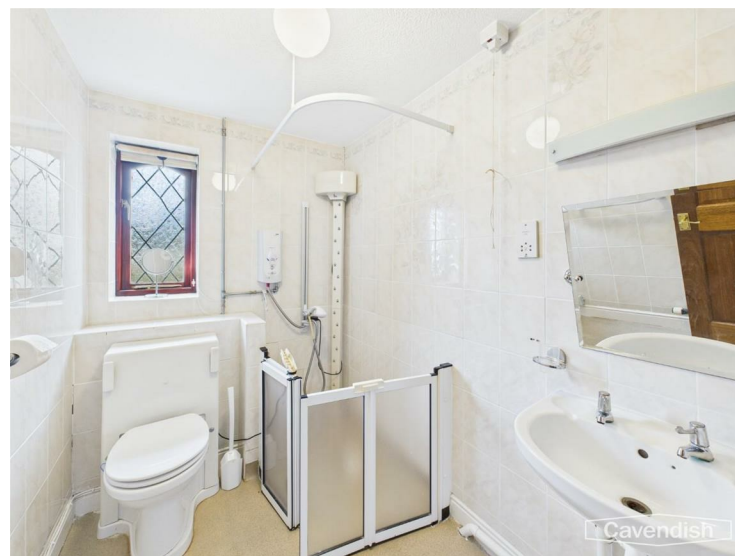
Primary Bedroom: A generous double with carpeted

flooring, built-in wardrobes spanning the full width of the room, two windows overlooking the front of the property flooding the room in light, and an ensuite wet room fitted with an electric shower, handrails, anti-slip flooring, and a radiator – thoughtfully designed for ease of use.



### ENSUITE WETROOM

1.66 x 2.55 (5'5" x 8'4")



### BEDROOM 2

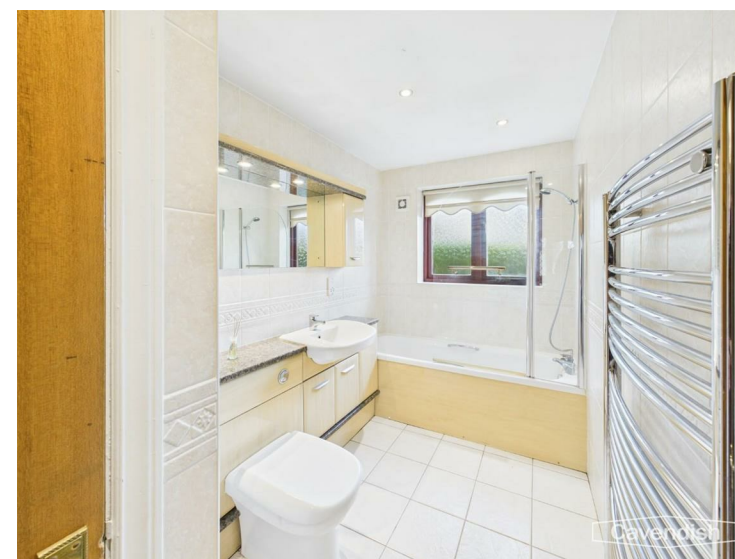
2.77 x 3.97 (9'1" x 13'0")



A spacious double, neutrally decorated, carpeted with a radiator and side-facing window.

### FAMILY BATHROOM

1.81 x 2.49 (5'11" x 8'2")



Family Bathroom: Fully tiled with bath and overhead shower, glass screen, WC with hidden flush unit, vanity basin with storage, and a large mirror with spotlights. Additional storage cupboards and a heated towel rail complete the space.

### BEDROOM 3

2.20 x 3.80 (7'2" x 12'5")



A versatile third bedroom carpeted, ideal as a bedroom, office, or hobby space, with radiator and side-facing window.

### GARAGE

4.92 x 3.36 (16'1" x 11'0")

An integral single garage with electric up-and-over door, side entrance, single glazed window, and housing the oil-fired boiler and fuse board.

### GARDEN



The rear garden is a real highlight of Primrose Cottage. Landscaped sandstone patios provide multiple seating areas,