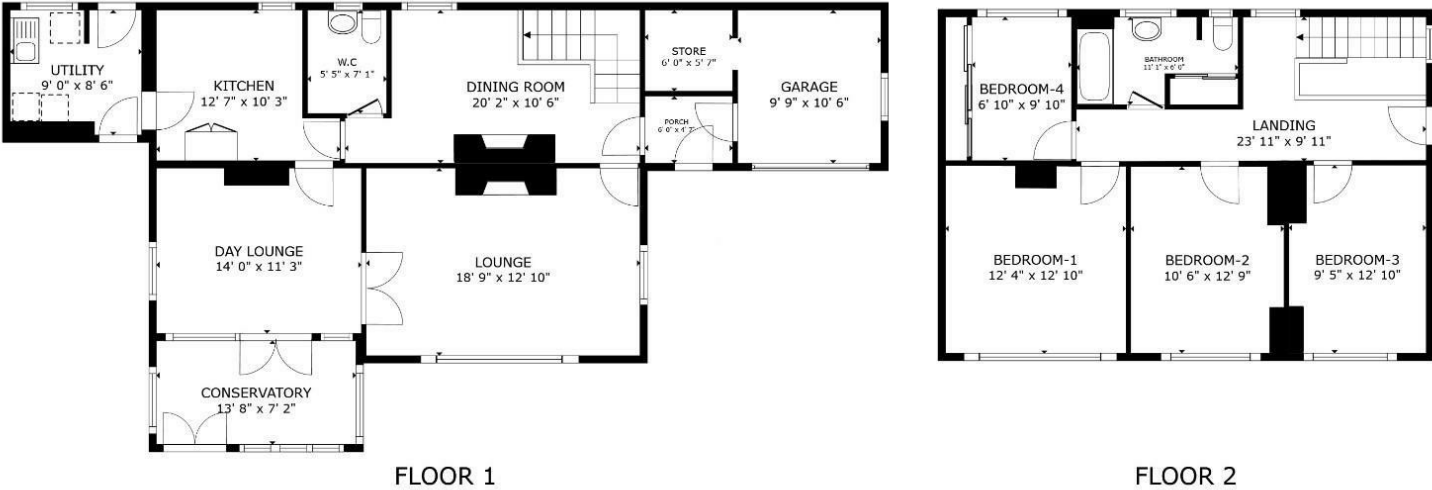
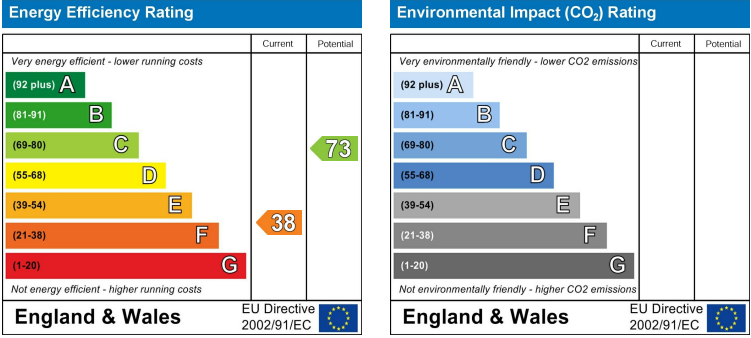




GROSS INTERNAL AREA
FLOOR 1 985 sq.ft. FLOOR 2 754 sq.ft.
EXCLUDED AREAS : GARAGE 102 sq.ft.
TOTAL : 1,739 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Tan Y Foel School Road
Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire,
LL15 1SY

Offers Around
£500,000

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.

DEVELOPMENT OPPORTUNITY.

A very unique opportunity to acquire and redevelop a spacious four bedroom detached house with garage set within a beautiful rural setting amidst gardens and grounds of about 1.4 acres located in this noted country lane setting, approximately 1 mile from the village and some 3.5 miles from Ruthin. Standing in the heart of the Vale of Clwyd close to the Clwydian Hills and with far reaching westerly views across the Vale towards Eryri. The house affords entrance porch, large dining room, lounge, day lounge, conservatory, kitchen, utility room, cloakroom, first floor landing, four bedrooms, three with far reaching westerly views, bathroom. Private driveway with attached garage, informal lawned gardens to front and rear together with extensive grounds beyond mainly overgrown and in part heavily wooded. Inspection highly recommended.

LOCATION

School Road is a minor country lane leading between Llanbedr and the hamlet of Llangynhafal approximately 1 mile from the centre of the village and only a short distance from the primary school. It is an area noted for its scenic beauty with ready access for walkers onto the Clwydian Hills. The A494 is about 1 mile distant providing direct access towards Mold, Ruthin and beyond.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Panelled door to enclosed porch with tiled floor and access to the adjoining garage. Panelled door to dining room.

DINING ROOM/HALL

6.15m max x 3.20m (20'2" max x 10'6")



Turned staircase rising off, slate fireplace and hearth, part beamed ceiling to a galleried landing, window, panelled radiator.

LOUNGE

5.72m x 3.91m (18'9" x 12'10")



A versatile room with wide and modern UPVC double glazed picture window to front with far reaching views westwards across the Vale of Clwyd, further window to gable, herringbone woodblock floor, tiled fireplace and hearth, coved ceiling, low level radiator, panelled radiator. Twin glazed doors to adjoining day lounge.

DAY LOUNGE

4.27m x 3.43m (14' x 11'3")



Matching flooring, double glazed window, double glazed windows and French doors opening to adjoining conservatory, panelled radiator.

CONSERVATORY

3.96m x 2.18m (13'82 x 7'2")



A combination of single and double glazed windows with polycarbonate roof, tiled floor, twin double glazed doors leading to the garden.

INNER LOBBY

With cloakroom and WC, wash basin and window.

KITCHEN

3.84m max x 3.12m (12'7" max x 10'3")



Fitted base and wall units with single drainer sink, electric cooker point, double glazed window, oil fired boiler.

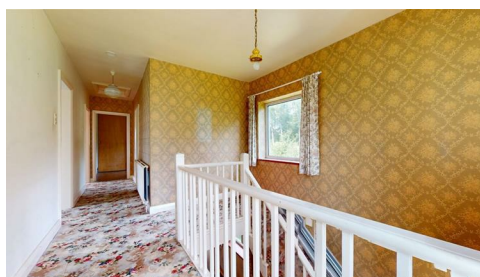
UTILITY AND SIDE PORCH

2.74m x 2.59m (9' x 8'6")



Panelled doors leading to both front and rear, fitted sink, plumbing for washing machine.

FIRST FLOOR LANDING



Double glazed door opening onto the flat roof of the adjoining garage, panelled radiator.

BEDROOM ONE

3.76m x 3.91m (12'4" x 12'10")



Wide double glazed window to front with far reaching westerly views across the Vale.

BEDROOM TWO

3.89m x 3.20m (12'9" x 10'6")



Wide double glazed window to front with far reaching westerly views across the Vale.

BEDROOM THREE

3.91m x 2.87m (12'10" x 9'5")



Wide double glazed window to front with far reaching westerly views, fitted cupboard.

BEDROOM FOUR

3.00m x 2.08m (9'10" x 6'10")



Double glazed window overlooking the rear garden, three-section sliding door wardrobe.

BATHROOM

3.38m x 1.83m (11'1" x 6')



Coloured suite comprising panelled bath, pedestal wash basin, WC, linen cupboard, part tiled walls, radiator.

OUTSIDE



The property stands within extensive grounds and adjoining land extending in total to about 1.4 acres.



It has a private drive leading in providing ample space for parking and access to the attached garage. The gardens are in an overgrown state providing formal lawns to both the front and rear elevations.

Beyond, the grounds extend for some distance which have become quite overgrown with a lot of young trees. Originally, this area as denoted by a family photograph provided, provided a large paddock ideal for those wishing to keep small livestock and pony and could readily be reinstated as required.

GARAGE

3.20m x 2.97m (10'6" x 9'9")

Up and over door to front, useful store room offset to one side.

AGENTS NOTES

We understand the property is connected to mains water & electricity. Private drainage system located to the front garden. We understand the adjoining property has a pipe running from their septic tank within the grounds of their property crossing part of the garden in Tan Y Foel and both discharge to land on the opposite side of the adopted highway.

TENURE

Freehold.

DIRECTIONS

From the agent's office take the A494 Mold road proceeding for some 2 miles to the village of Llanbedr Dyffryn Clwyd and on reaching the Griffin Inn take the first left turning onto the B5429 Llandernog Road. Continue out of the village and take the first right turning denoted by the white railings signposted Llangynhafal. Continue past the primary school and after approximately 1/4 mile the property will be found set back on the right hand side.

COUNCIL TAX

Denbighshire County Council - Tax Band G

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*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.

*EXTRA SERVICES - REFERRALS

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.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

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

HE/PMW