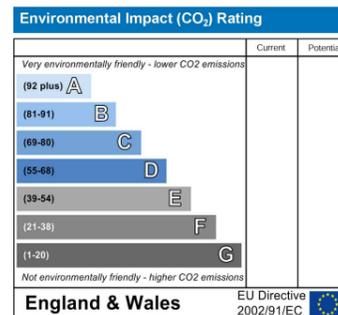
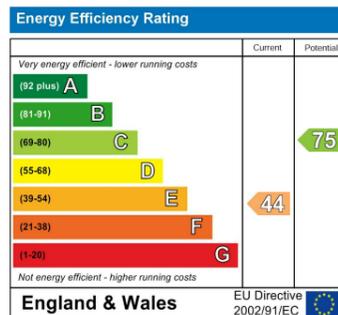




GROSS INTERNAL AREA
FLOOR 1 1,066 sq.ft. FLOOR 2 796 sq.ft.
EXCLUDED AREAS : GARAGE 144 sq.ft.
TOTAL : 1,862 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Crud Yr Awel.

Llanfair Dyffryn Clwyd, Ruthin, Denbighshire, LL15 2EW

Price
£350,000

IN NEED OF A PROGRAMME OF MODERNISATION AND REFURBISHMENT, A DECEPTIVELY SPACIOUS FIVE BEDROOM DETACHED HOUSE with three reception rooms, standing with large and mature private gardens with far reaching southerly views over adjoining farmland and beyond to the Clwydian Hills. Entrance hall, cloaks with WC, spacious through lounge, day lounge, dining room, fitted kitchen, enclosed side lobby leading to utility room and garage, first floor landing, five bedrooms and bathroom. Private drive with extensive parking area and single garage. Enclosed and very private gardens to rear with a number of storage sheds and greenhouse.

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.



LOCATION

Llanfair Dyffryn Clwyd is a small rural village standing on the A525(T) Wrexham Road some 2 miles from Ruthin. There is a Primary School, Inn and Church to its centre, whilst the nearby market town provides an ideal range of facilities to include secondary schools and leisure facilities.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Canopy entrance with double glazed door leading to central hall.

CENTRAL HALL

3.48m x 3.10m max (11'5" x 10'2" max)



Turned staircase rising off, fitted cloaks cupboard with hanging rail and shelf, panelled radiator.

CLOAKROOM

WC and wash basin, part tiled walls.

THROUGH LOUNGE

7.34m x 3.71m (24'1" x 12'2")



A spacious room with a shallow bow double glazed window to front, double glazed sliding patio window opening to the south facing rear garden with views beyond to the Clwydian Hills, combination of brick and stone fireplace with open fire grate and raised hearth, fitted shelving, two panelled radiators.

DAY LOUNGE

5.26m x 2.95m (17'3" x 9'8")



Double glazed windows to front and side, panelled radiator.

DINING ROOM

3.76m x 3.10m (12'4" x 10'2")



Double glazed window with southerly aspect towards the Clwydian Hills, panelled radiator. Archway to kitchen.

KITCHEN

3.76m x 3.10m (12'4" x 10'2")



Fitted with a range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts and contrasting stone working surfaces to include a one and half bowl stainless steel sink with mixer tap and drainer, inset four ring electric hob with hood above, integrated oven and microwave oven, tiled splashback, ceramic tiled floor. Double glazed window with southerly aspect, glazed door to enclosed side passageway leading to both front and rear elevations.



UTILITY

3.15m x 1.57m (10'4" x 5'2")

Oil fired boiler (hard worn and not in use), double glazed window. Panelled door leading through to integral garage.

GARAGE

4.24m x 3.15m (13'11" x 10'4")

Integral garage with metal up and over door to front.

FIRST FLOOR LANDING

BEDROOM ONE

4.14m x 3.71m (13'7" x 12'2")



Double glazed window to front with aspect towards the village church, range of integrated wardrobes providing a combination of shelves and hanging rails, matching dressing table and chest of drawers, panelled radiator.

BEDROOM TWO

3.68m x 3.10m (12'1" x 10'2")



Double glazed window with splendid and far reaching southerly views along the vale towards the Clwydian Hills, panelled radiator.

BEDROOM THREE

3.43m x 2.77m (11'3" x 9'1")



Double glazed window with splendid and far reaching southerly views along the vale towards the Clwydian Hills, panelled radiator.

BEDROOM FOUR

5.41m x 2.49m (17'9" x 8'2")



Double glazed window with southerly aspect, fitted airing cupboard with cylinder and shelf, radiator.

BEDROOM FIVE

2.77m x 1.75m (9'1" x 5'9")



Two double glazed windows to front, fitted corner shower cubicle with Mira shower and vanity with tiled splashback, louvre door wardrobe, panelled radiator.

BATHROOM

3.35m x 1.88m (11' x 6'2")



Coloured suite comprising panelled bath, vanity with bowl and low level WC, double glazed window, radiator.

OUTSIDE



The property is set back within mature grounds just off the village centre. It has a splayed entrance and hardcore driveway extending to the attached garage and a wide parking area which extends across the majority of the front elevation of the house. There is a lawned area together with established and mature shrubbery with conifers together with two timber framed and panelled garden sheds. The rear garden is a particular feature of the house as it enjoys an open and southerly aspect bounding onto farmland. There is a wide flagged patio adjoining the house which extends to the rear of the garage. The gardens are mainly lawned interspersed with many mature and variegated shrubs. Large timber framed and panelled shed, oil storage tank, steel framed shed, greenhouse.



DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road bear right. Follow the road out of town for some two miles to the village of Llanfair DC. On passing the White Horse Inn take the next left signposted Graigfechan, whereupon the property will be found set back on the right hand side after some 100yds.

COUNCIL TAX

Denbighshire County Council - Tax Band G

TENURE

believed to be Freehold.

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.

EXTRA SERVICES

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