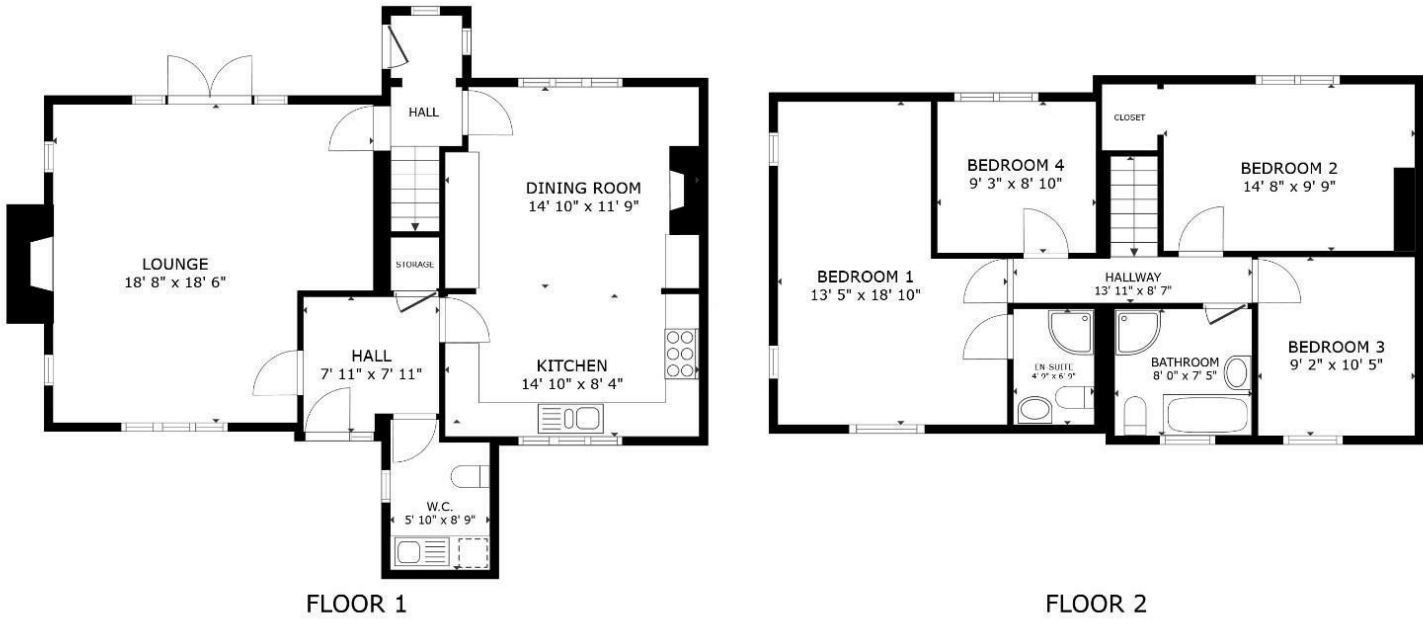


1 Maes Llan, Llanarmon-Yn-Ial, Mold, CH7 4QQ



GROSS INTERNAL AREA
FLOOR 1 796 sq.ft. FLOOR 2 729 sq.ft.
TOTAL : 1,525 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

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	

Cavendish

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1 Maes Llan

Llanarmon-Yn-Ial, Mold, CH7 4QQ

Price
£400,000

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 greatly extended four-bedroom semi-detached house standing within large gardens in an enviable rural setting on the periphery of this sought-after village, conveniently located almost equidistant between Mold and Ruthin.

Enjoying uninterrupted south-westerly views across to the Clwydian Hills, this impressive family home provides spacious and versatile accommodation comprising an entrance hall with cloakroom/utility, a large lounge with beamed ceiling and feature wood-burning stove, and a through kitchen/dining room with adjoining side hall.

The first floor provides a large principal bedroom with en-suite facilities, together with three further bedrooms and a family bathroom.

Externally, the property stands within generous gardens and includes a large open-fronted double garage with a splendid timber-decked patio above, together with a workshop, kennels and undercroft. A purpose-built aviary is also available by separate negotiation.

An excellent opportunity to acquire a spacious family home in a particularly attractive rural location, combining generous accommodation with superb views of the Clwydian Hills.

LOCATION

Located off a minor country lane leading into the heart of the Clwydian Hills, an Area of Outstanding Natural Beauty, the house is only a short walk from the centre of this pretty rural village with historic church and popular Inn and shop.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Woodgrain effect UPVC double glazed door leading to entrance hall.

ENTRANCE HALL

2.41m x 2.41m (7'11" x 7'11")

Box panelled radiator, riven slate floor which extends into the adjoining kitchen, dining room and cloakroom.

CLOAKROOM/UTILITY

2.67m x 1.78m (8'9" x 5'10")

Fitted unit to one wall incorporating wash basin, void and plumbing for washing machine, wall cabinets, low level WC, matching flooring, double glazed window, panelled radiator.

LOUNGE

5.69m max x 5.64m (18'8" max x 18'6")



A very spacious and well lit room forming part of the large two storey extension to the gable, it has three double glazed windows affording pleasing rural views together with double glazed French windows to rear. Mock beamed ceiling, brick lined recessed fireplace with matching hearth, substantial timber fire surround, green enamelled Yotel wood stove. TV point, woodgrain effect composite flooring, panelled radiator.



KITCHEN/DINING ROOM

4.52m x 6.10m (14'10" x 20')



A spacious room with double glazed windows to front and rear, it has a range of fitted base and wall units with a white high gloss finish to door and drawer fronts and contrasting dark stone effect working surfaces. Inset 1.5 bowl sink with mixer tap and drainer, inset range cooker with LPG gas hob, upstand and stainless steel hood above, integrated dishwasher, wine cooler and fridge with attractive tiled splashbacks and concealed downlighting. Ornate Victorian style fireplace with white painted surround, riven slate floor tiling, panelled radiator.



REAR HALL/OUTBUILT PORCH

Double glazed door leading out, two windows with rural views. Staircase rising off.

FIRST FLOOR LANDING

BEDROOM ONE

5.74m max x 4.09m max (18'10" max x 13'5" max)



Forming part of the large extension, it provides a spacious and versatile room with three double glazed windows affording pleasing rural views, engineered flooring, panelled radiator.

EN SUITE SHOWER ROOM

2.06m x 1.45m (6'9" x 4'9")



Corner cubicle with high output shower, vanity with shaped bowl and low level WC. Painted wall boarding to dado with tiling above, double glazed window, tiled floor, chrome towel radiator.

BEDROOM TWO

4.47m x 2.97m (14'8" x 9'9")



Double glazed window to rear with views over farmland, partially vaulted ceiling, fitted shelving to display niche, arched recess providing space for wardrobe, engineered wood flooring, panelled radiator.

BEDROOM THREE

3.18m x 2.79m (10'5" x 9'2")



Double glazed window to front, matching flooring, partially vaulted ceiling, panelled radiator.

BEDROOM FOUR

2.82m x 2.69m (9'3" x 8'10")



Double glazed window to rear, matching flooring, panelled radiator.

BATHROOM

2.44m x 2.26m (8' x 7'5")



White suite comprising tiled panelled bath, separate floor level shower cubicle with glazed screen and high output valve, pedestal wash basin and low level WC. Fully tiled walls with decorative dado, display niche and slate effect floor tiles, double glazed window, chrome towel radiator.

OUTSIDE



The property stands in a slightly elevated setting in the heart of rolling countryside yet only 0.25miles from the village centre. It has a large open fronted carport 19' x 18'7" together with wide steps leading up to a gravelled area and large lawns to the front of the house. To one side is a large timber decked area designed to take full advantage of the far reaching views of the Clwydian Hills. Adjoining the gable elevation is an enclosed domestic area with purpose built workshop 14'6" x 12'2" with insulated and lined walls, electric light and power installed and