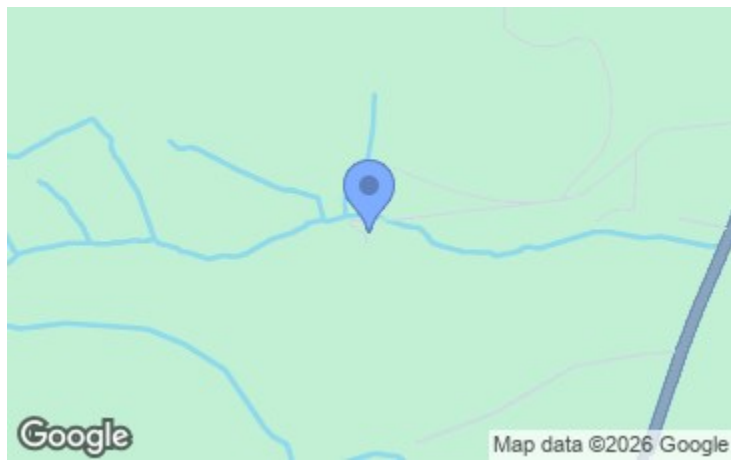


GROSS INTERNAL AREA  
FLOOR PLAN: 659 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 <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	



**8 The Nant**  
Llanferres, Mold,  
CH7 5SS

**Offers Around**  
**£100,000**

A TRADITIONAL TWO BEDROOM DETACHED STONE COTTAGE in need of a programme of modernisation set within gardens of about 0.16 acre standing in a very sheltered and secluded rural valley about 0.7 miles from Llanferres.

The Nant is accessed off a no through lane leading into the Clwydian Hills, an Area of Outstanding Natural Beauty. The area was developed as a small residential settlement during the early 20th century although No.8 probably dates from an earlier time. It affords a large living room/dining room with inglenook fireplace, kitchenette, two double bedrooms and bathroom/utility. Large open plan south facing garden to front with timber framed and metal clad store/workshop to one side, enclosed garden to rear.

**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

Located in a secluded valley approximately 1/3 mile from the A494 Mold to Ruthin road and 0.7 mile from the village of Llanferres.

## DIRECTIONS

From the agent's Mold office proceed along Ruthin Road and on reaching the roundabout with the A494 take the second exit in the direction of Ruthin. Proceed through Gwernymynydd and Cadole and continue through Llanferres for approximately 1/3 mile whereupon the lane leading into The Nant will be found on the right hand side opposite the large layby on the left. Follow the lane up the hill for approximately 0.2 mile and take the left fork which drops down into The Nant.

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Panelled door opening to enclosed entrance porch.

### LIVING/DINING ROOM

4.14m x 4.06m overall (13'7" x 13'4" overall)



Deep inglenook fireplace with substantial supporting beam, tiled hearth and wood stove, window to front.

### KITCHENETTE

3.40m x 1.50m (11'2" x 4'11")



Fitted base unit with woodgrain effect working surface, inset sink, space for fridge.

### BEDROOM ONE

4.04m x 2.87m (13'3" x 9'5")



Approached via sliding pocket doors from the living room. Window to front, electric storage heater.

### BEDROOM TWO

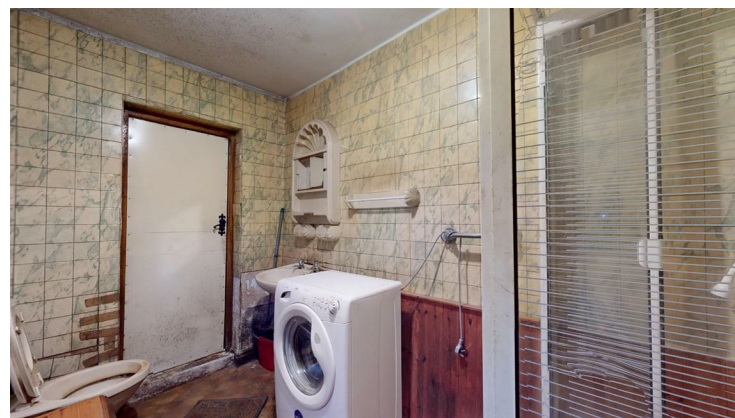
4.06m x 3.81m (13'4" x 12'6")



Electric storage heater.

### BATHROOM/UTILITY

2.90m x 1.63m (9'6" x 5'4")



Corner shower cubicle with valve, pedestal wash basin and low level WC. Mainly tiled walls, panelled door leading out to the left hand gable.

## OUTSIDE



The property is approached over an unmade lane leading up from the A494 and after approximately 0.2 mile it bears left onto a further unmade lane which leads into the main part of The Nant.



A gated entrance opens to the main garden which is to the front of the cottage benefiting from a predominately southerly aspect and is mainly lawned with pathway leading across the front elevation to a useful and large timber framed and panelled workshop/storeroom.

### REAR GARDEN

There is an enclosed garden to rear.

### SERVICES

We understand the property is connected to mains electricity. The area is served by a private water supply which utilises the adjoining stream. Private drainage system.

### TENURE

Freehold.

## COUNCIL TAX

### \*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