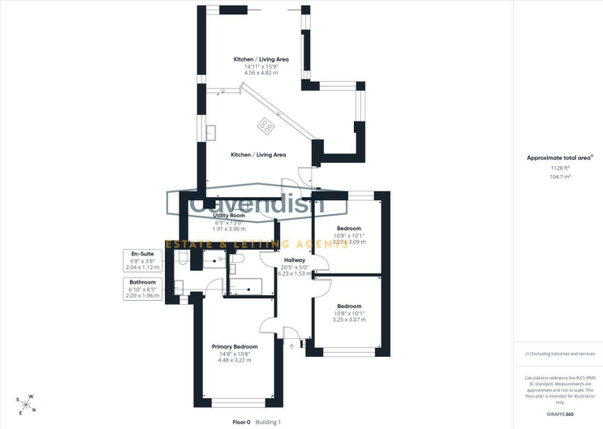
Cavendish
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ
Tel: 01352 751515
Email: mold.sales@cavmail.co.uk
www.cavendishproperties.co.uk



Approximate total area(1)
1128 ft²
104.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are to the nearest and not to scale. This floor plan is intended for illustration only.

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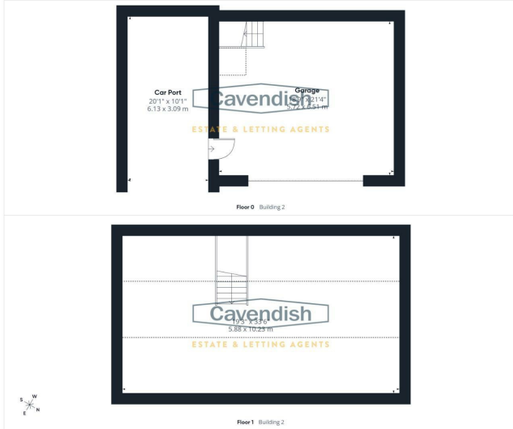

Approximate total area(1)
1231 ft²
114.3 m²

Reduced headroom
392 ft²
36.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are to the nearest and not to scale. This floor plan is intended for illustration only.

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Bod Alun Ffordd Rhiw Ial

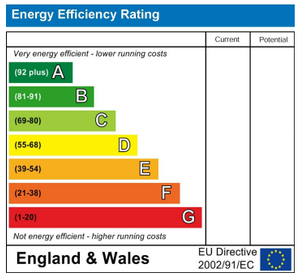
Llanarmon-Yn-Ial, Mold,
CH7 4QE

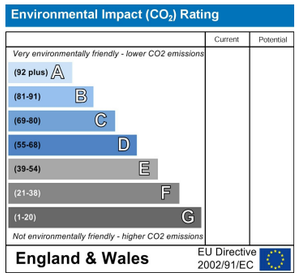
Price
£525,000

This impressive modern detached bungalow offers a rare combination of generous single-storey accommodation, contemporary interiors and excellent outdoor space. The superb open-plan living area forms the centrepiece of the home, while three double bedrooms, including a principal suite, provide flexible accommodation for families, downsizers or those looking for a "lock up and leave" property.

The landscaped gardens, substantial driveway, detached double garage and additional carport further enhance the property, while the MVHR system and extensive Ethernet cabling demonstrate the attention given to modern-day requirements.

Situated within the popular village of Llanarmon-yn-Ial, the property enjoys the best of both worlds, combining peaceful village surroundings with convenient access to local amenities and the surrounding area of outstanding natural beauty of the Clwydian Range.





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.

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Location

Llanarmon-yn-Ial is a particularly attractive rural village set within the rolling countryside of Denbighshire, offering an appealing combination of peaceful surroundings, a strong sense of community and excellent access to the wider region. The village sits within the Clwydian Range Area of Outstanding Natural Beauty, making it an especially appealing location for those who enjoy walking, cycling and the outdoors. The surrounding landscape provides an abundance of countryside routes, with the wider Clwydian Range offering some of North Wales' most spectacular scenery and panoramic viewpoints. At the heart of village life is Raven Inn, a well-regarded community-run pub which provides a welcoming meeting place for residents and visitors alike. The village also benefits from its own Llanarmon-Yn-Ial Community Shop, providing a useful range of everyday provisions and adding to the strong community atmosphere. The village is also well placed for families, with local schooling available nearby, while the larger market town of Mold and Ruthin are only a short drive away and provides a comprehensive range of shops, supermarkets, cafés, restaurants and professional services. The surrounding villages offer further amenities, while road links provide convenient access towards Chester, Wrexham and the North Wales Expressway. For those looking for a home away from the pace of town and city life, Llanarmon-yn-Ial offers a wonderful balance of village community, beautiful countryside and accessibility, making it one of the more desirable rural locations within easy reach of Mold.

External

The property enjoys an attractive approach, with a substantial driveway enclosed by a wooden entrance gate providing excellent parking and access to the detached garage and carport. The smart white-rendered bungalow has a pitched roof and contrasting black-framed windows, complemented by established planting and mature borders which add colour and privacy. The overall presentation is modern, well maintained and highly appealing.

Entrance Hall

6.23 x 1.53 (20'5" x 5'0")

The entrance hall immediately sets the tone for the home, with a bright and welcoming feel and access to all principal

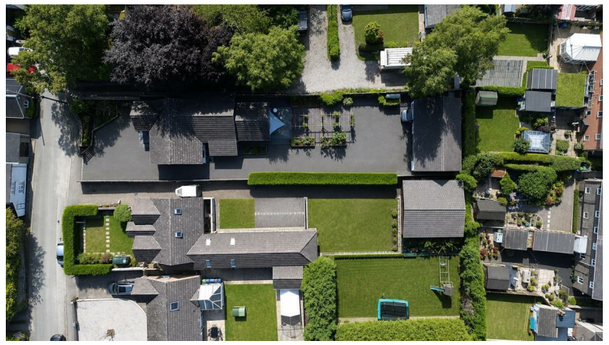
Bod Alun Ffordd Rhiw Ial, Llanarmon-Yn-Ial, Mold, CH7 4QE

Car Port And Double Garage

6.13 x 3.09 -5.72 x 6.51 (20'1" x 10'1" -18'9" x 21'4")

The detached double garage is a particularly valuable feature, having been constructed with cavity wall insulation and offering an impressive two-storey layout with excellent potential for storage. Access is provided via an electric roller door, with both power and water connected and lighting to the garage. The property also benefits from an adjoining carport, providing further covered parking, while the generous driveway allows ample space for several additional vehicles. The garage and surrounding grounds also benefit from external lighting and CCTV provision, adding a useful level of security.

Plot



Tenure

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

Council Tax

* Council Tax Band D - Denbighshire County Council.

AML

Anti-Money Laundering Verification. Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation. These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal. Please note that these checks must be completed before we are able to formally progress a sale.

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.

Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

Viewings

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

Our photos might have been enhanced with the help of AI.

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

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Family Bathroom
2.09 x 1.96 (6'10" x 6'5")

The stylish family bathroom is finished with contemporary grey porcelain tiling and benefits from electric underfloor heating. The suite comprises a corner bath with glazed shower screen, vanity wash basin set within fitted storage, wall-mounted mirrored cabinet with integrated lighting, heated towel rail and low-level WC. A further large storage cupboard provides useful additional bathroom storage.

Rear Garden

The rear garden has been thoughtfully landscaped to create an attractive and private outdoor environment. A generous decked seating area sits beneath a contemporary pergola, providing an excellent setting for outdoor dining and entertaining. Raised beds have been planted with an array of mature shrubs, plants and fruit trees, while a gravel pathway runs through the garden alongside a further pergola structure. Mature hedging and established fencing provide a good degree of privacy, creating a peaceful extension to the living accommodation.

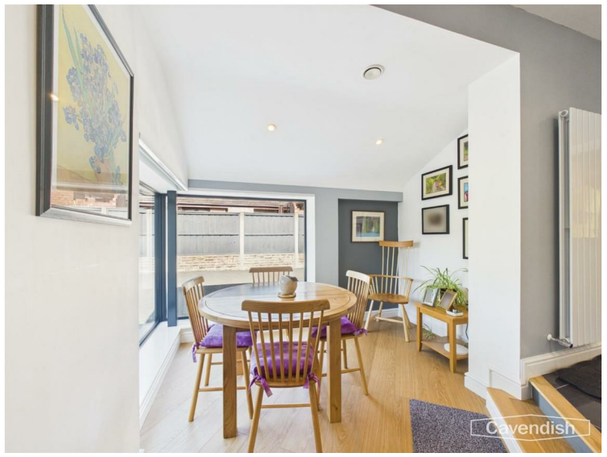
Bod Alun Ffordd Rhiw Ial, Llanarmon-Yn-Ial, Mold, CH7 4QE

accommodation. The property benefits from a Mechanical Ventilation with Heat Recovery (MVHR) system, providing controlled ventilation throughout the home, while Ethernet cabling has been installed to each room, making the property particularly well suited to modern family life.

Open Plan Kitchen
4.56 x 4.82 (14'11" x 15'9")

The impressive open-plan kitchen, dining and family living space forms the heart of the home, creating an exceptionally versatile area for both everyday living and entertaining. The kitchen is beautifully appointed with sleek white cabinetry, contrasting black granite work surfaces and stylish black porcelain tiled flooring. A central island provides additional preparation space and incorporates drawer and base storage together with an integrated AEG induction hob, complemented by an AEG extractor hood. Integrated appliances include a double AEG oven and dishwasher, while under-cupboard lighting adds a sophisticated finishing touch.

Dining Area



The dining area enjoys an abundance of natural light from the corner windows, with attractive views across the garden.

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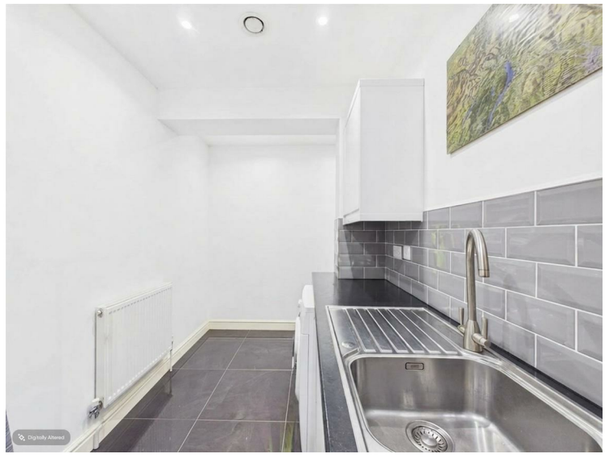
Living Area
4.36 x 4.80 (14'3" x 15'8")

The wood-effect flooring continues through the living area, which benefits from underfloor heating and an integrated electric fire, creating a comfortable and welcoming setting. Large sliding glazed doors open directly onto the rear garden and deck, creating a seamless connection between the indoor and outdoor spaces and making this an ideal area for entertaining during the warmer months. Electric blinds with concealed LED lighting within the recesses add a further touch of contemporary style.

Utility Room
1.91 x 3.96 (6'3" x 12'11")



The useful utility room continues the contemporary finish, with black porcelain tiled flooring, white fitted cabinetry and contrasting black composite work surfaces. There is plumbing and space for a washing machine, together with a stainless steel sink and mixer tap, integrated larder storage and a useful external door providing direct access to the garden.

Principal Bedroom
4.48 x 3.72 (14'8" x 12'2")

The principal bedroom is a generous double room, enjoying a pleasant outlook through a large window fitted with shutters.

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Built-in wardrobes provide excellent storage, while a door leads directly into the en-suite shower room.

Ensuite Shower Room
2.04 x 1.12 (6'8" x 3'8")

The en-suite is finished in a contemporary style with grey porcelain tiling to the walls and floor. There is a large shower enclosure with rainfall shower, modern vanity wash basin, low-level WC and heated towel rail. A mirrored vanity unit with integrated lighting provides a stylish finishing touch, while electric underfloor heating adds an additional level of comfort.

Bedroom 2
3.25 x 3.07 (10'7" x 10'0")

A well-proportioned second double bedroom, currently arranged as a home office but equally suited to use as a bedroom. A large window with fitted shutters allows plenty of natural light while maintaining privacy, and built-in wardrobes provide useful storage.

Bedroom 3
3.27 x 3.09 (10'8" x 10'1")

The third bedroom is another excellent-sized double room with a large window fitted with shutters, creating a bright and comfortable space with plenty of flexibility for family, guests or additional home-working requirements.

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