

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		



The Conifers
Llanarmon Road, Llanferres,
CH7 5TA

NEW
£600,000

Nestled between the sought-after villages of Llanferres and Llanarmon-yn-lâl, in the very heart of the Clwydian Range Area of Outstanding Natural Beauty, The Conifers enjoys truly breathtaking 360° panoramic views across rolling countryside and mountain scenery. Offering the perfect balance of semi-rural tranquillity and convenience, the property is just a 15-minute drive from Mold and Ruthin, providing easy access to amenities, schools and road links.

This exceptional and highly versatile four-bedroom detached bungalow has been thoughtfully enhanced to an impeccable standard, with high-spec interiors and flexible living spaces ideal for multigenerational living or those seeking space to work from home.

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



Nestled between the sought-after villages of Llanferres and Llanarmon-yn-lâl, in the very heart of the Clwydian Range Area of Outstanding Natural Beauty, The Conifers enjoys truly breathtaking 360° panoramic views across rolling countryside and mountain scenery. Offering the perfect balance of semi-rural tranquillity and convenience, the property is just a 15-minute drive from Mold, providing easy access to amenities, schools and road links.

EXTERNAL



The property is approached via impressive wrought iron gates opening onto a substantial gravel driveway providing parking for up to six vehicles. The grounds are fully enclosed with fencing and gated sections, making the property ideal for families and dog owners alike. Within the grounds are

several useful outbuildings, including: A double-doored timber storage shed, a further garden shed, a dedicated wooden studio with power, wood flooring and glazed frontage perfect as a home office, studio or creative workspace, all enjoying spectacular views. The property also benefits from a septic tank system and an oil tank discreetly positioned within the grounds.

ENTRANCE HALL

1.40 x 4.29 (4'7" x 14'0")



A composite wood-effect front door opens into a welcoming entrance hallway featuring wood flooring, decorative coving, a vintage-style white radiator and pendant lighting. The layout flows effortlessly, with reception space to one side and the kitchen/dining area to the other, creating a natural division ideal for flexible living.

sleeper detailing. Shingle pathways run around the perimeter, leading to multiple seating areas

REAR GARDEN



To the rear, a tiered gravel garden provides additional low-maintenance outdoor space, raised sleeper beds and further storage areas.

AGENTS NOTES

- Oil-fired boiler (regularly serviced)
- Septic tank
- Solar gain from large glazing
- Loft access with power and lighting, partially boarded and currently used for storage — offering further potential
- Excellent storage throughout

TENURE

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

COUNCIL TAX

* Council Tax Band G - Denbighshire County Council.

AML

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.

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.

DIRECTIONS

Cavendish Estate Agents- Mold 1 High St, Mold CH7 1AZ Head towards High St/B5444 1.0 mi At Gwernymynydd Roundabout, take the 2nd exit onto A494 4.2 mi Turn left 0.6 mi Merge onto B5430 1.1 mi B5430 The Conifers Mold CH7 4QN The property will be on the right as you come up the hill on the bend there are green walls and a wrought iron gate.

flooring dual windows and outstanding countryside views.

BEDROOM 3

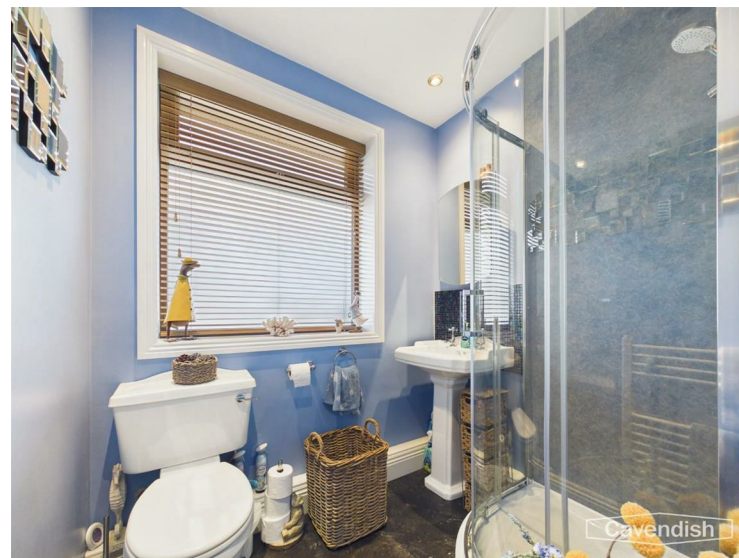
2.78 x 4.26 (9'1" x 13'11")



Another excellent-sized double with wood affect flooring and multiple windows allowing light to pour in.

SHOWER ROOM 2

1.92 x 1.61 (6'3" x 5'3")



Located conveniently off the secondary hallway, the additional shower room is fitted with easy-maintenance flooring and a corner shower enclosure with chrome shower fittings and splashback panelling. A white WC and coordinating wash basin sit beneath a mirrored cabinet, with tiled detailing adding subtle interest. This well-placed shower

room enhances the home's versatility, ideal for guests or multigenerational living.

REAR HALLWAY

3.94 x 1.34 (12'11" x 4'4")

TERRACE

6.29 x 3.77 (20'7" x 12'4")



A raised timber deck accessed from the second reception room — an idyllic spot to relax and take in uninterrupted views towards Moel Famau and the Clwydian hills.

FRONT GARDEN



Wraparound gardens surround the property, with the principal lawn positioned to the front, beautifully laid and bordered by established planting, flower beds and railway

KITCHEN

3.51x 8.49 (11'6" x 27'10")



Undoubtedly the heart of the home, the kitchen and family room is an exceptional open-plan space, beautifully designed and finished to an outstanding standard. Thoughtfully laid out to combine cooking, dining and relaxing, this impressive room enjoys wonderful natural light from multiple double-glazed windows and a striking bay window that frames the surrounding gardens and countryside beyond. The kitchen itself is fitted with an extensive range of cream wall and base units, complemented by quartz worktops and a stunning mix of green and blue tiled splashbacks that add both colour and character. A superb Rangemaster cooker with five-ring hob takes centre stage, set beneath a stainless-steel extractor, while integrated appliances include a microwave, wine cooler, dishwasher and space for a large American-style fridge freezer, flanked by useful pantry cupboards. An island unit provides additional preparation space and creates a natural gathering point for family and guests alike.

FAMILY ROOM/DINING AREA

3.51 x 8.49 (11'6" x 27'10")



The family and dining areas flow effortlessly from the kitchen, offering ample space for a large dining table as well as comfortable seating. Warm wood flooring runs throughout, enhancing the sense of cohesion and quality, while contemporary LED lighting and feature radiators add both practicality and style. Perfect for entertaining, everyday family life or simply enjoying the breathtaking rural backdrop, this remarkable space truly elevates the home and provides a welcoming, sociable environment at its very core.

UTILITY

2.88 x 2.61 (9'5" x 8'6")



A separate utility room provides space for laundry appliances

and additional storage, with access to a glazed rear porch — perfect for muddy boots and coats after countryside walks.

REAR PORCH

2.23 x 1.66 (7'3" x 5'5")

LIVING ROOM

4.91 x 4.18 (16'1" x 13'8")



The principal reception room is beautifully presented with wood flooring, decorative coving and a large picture window perfectly framing the stunning front-facing mountain views. A second generous reception room continues the elegant aesthetic and benefits from further expansive glazing and double doors opening onto the rear deck — seamlessly blending indoor and outdoor living.

A striking wood-burning stove set upon a black slate hearth with brick surround and wooden mantel forms an impressive focal point, creating a warm and inviting atmosphere.

LIVING ROOM 2

3.63 x 4.88 (11'10" x 16'0")



PRIMARY BEDROOM

3.77 x 3.67 (12'4" x 12'0")



The bungalow offers four generous double bedrooms, thoughtfully arranged across the layout, making the property particularly well suited to multigenerational living. Primary Bedroom Suite A spacious and peaceful room enjoying mountain views, with carpeting and decorative coving.

ENSUITE SHOWER ROOM

1.76 x 1.97 (5'9" x 6'5")

Accessed from the primary bedroom, the en-suite is stylishly

appointed with wood-effect tiled flooring and a contemporary corner shower enclosure featuring a multi-function overhead rainfall shower and handheld attachment with sleek black and chrome fittings. A white wash basin with tiled splashback sits beneath a mirrored medicine cabinet, while an obscured double-glazed window provides natural light and ventilation. Finished with a chrome heated towel rail, decorative coving and pendant lighting, this is a well-designed and practical private suite.

BEDROOM 4

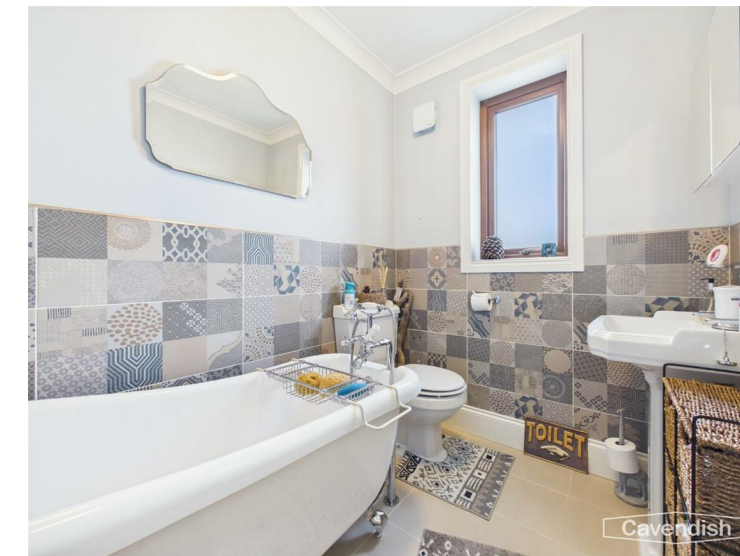
3.28 x 3.30 (10'9" x 10'9")



A comfortable double overlooking the rear garden ideal as a guest room or home office.

BATHROOM

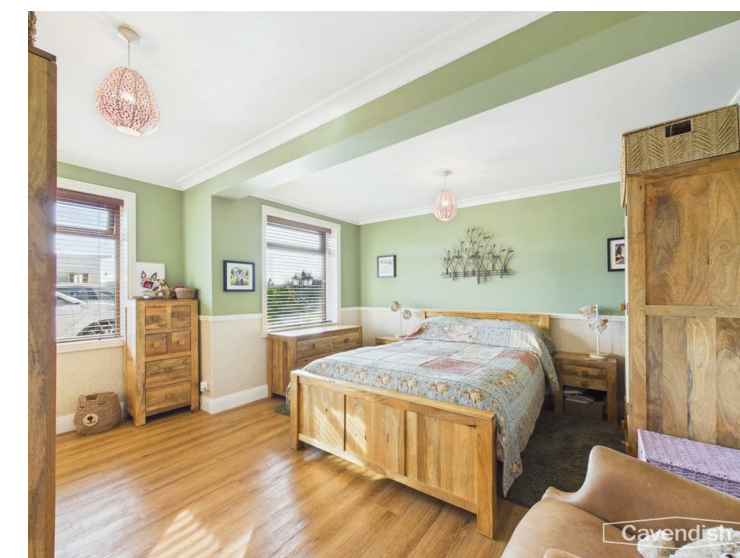
1.78 x 2.33 (5'10" x 7'7")



The main family bathroom has a more classic feel, beautifully presented with tiled flooring and a striking freestanding roll-top bath with chrome handheld shower attachment perfectly positioned to create a luxurious focal point. A white WC and traditional-style pedestal wash basin with chrome fittings complement the space, while decorative tiling adds character and charm. An obscured double-glazed window allows for natural ventilation, and a heated towel rail completes this elegant and inviting bathroom.

BEDROOM 2

4.25 x 4.07 (13'11" x 13'4")



Bedroom Two A substantial double with wood affect