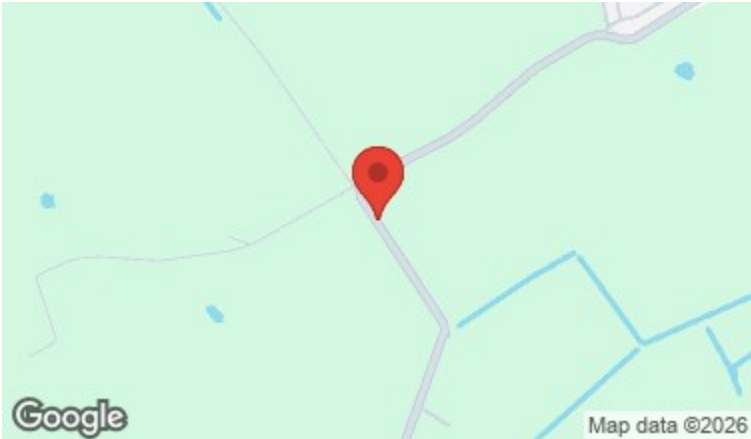




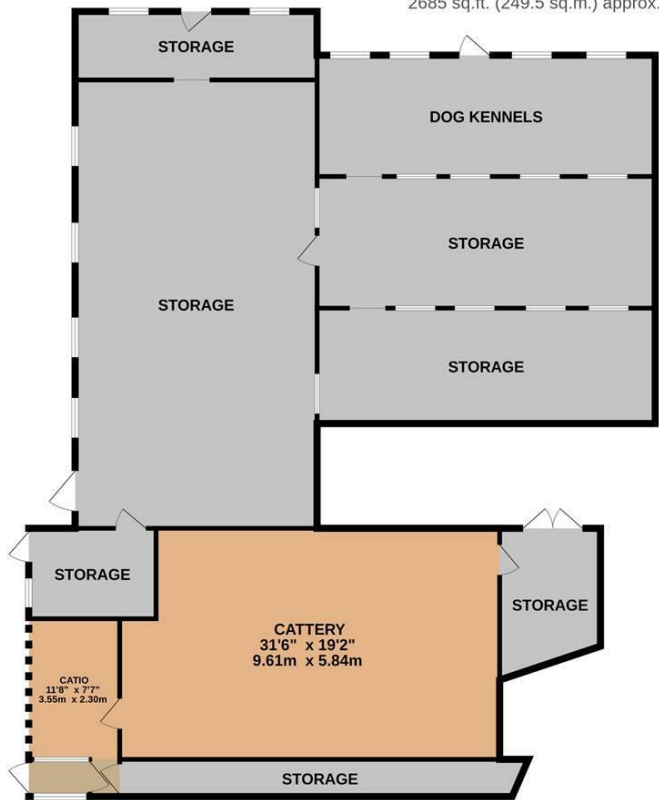
GROUND FLOOR
1378 sq.ft. (128.0 sq.m.) approx.



TOTAL FLOOR AREA : 4063 sq.ft. (377.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUT BUILDINGS
2685 sq.ft. (249.5 sq.m.) approx.



Little Pydew Ffordd Ffynnon, Prestatyn, LL19 8BE

£535,000



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		
(1-10) 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		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Little Pydew Ffordd Ffynnon, Prestatyn, LL19 8BE

£535,000



Tenure
Freehold

Council Tax Band
Band - F - Average from 01-04-202 £3401.84 (Source - Denbighshire Council Website)

Notice To Buyers
Little Pydew forms part of a charitable estate and, in accordance with the Charity Commission's requirements, the property will be marketed to ensure that the widest possible exposure is achieved and that the Trustees are able to demonstrate that the property has been properly marketed.

In the event of significant interest being received, Prys Jones & Booth reserve the right, on behalf of the sellers, to invite interested parties to participate in a formal Best and Final Offers or Tender Process. Should this become necessary, prospective purchasers will be provided with a tender form and asked to submit their offer together with supporting information.

To assist the Trustees in assessing offers, purchasers may be required to provide the following documentation at the time of submitting their tender:

- Confirmation of the proposed purchase price.
- Proof of funds and/or mortgage agreement in principle.
- Details of any related property sale and chain position.
- Identification documentation.
- Confirmation of their ability to proceed and proposed timescales.

The sellers are not obliged to accept the highest or any offer received, and consideration will be given to a purchaser's overall position and ability to proceed as well as the financial terms offered.

Property Description
Little Pydew Farm offers an increasingly scarce lifestyle opportunity, combining comfortable residential

accommodation with extensive external facilities suitable for a variety of uses. The property will appeal to purchasers seeking equestrian facilities, a smallholding, hobby farm, dog training business, storage premises or those simply looking for a home with land and space in a countryside setting.

The bungalow offers spacious accommodation extending to approximately 112 sq.m. Internally, the property comprises an entrance hallway, generous living room with French doors opening onto the outside space, kitchen/dining room, utility area, three bedrooms, en-suite shower room and family bathroom.

Whilst the property has been maintained, it would benefit from a programme of cosmetic updating and modernisation, presenting purchasers with an excellent opportunity to create a home tailored to their own tastes and requirements.

Externally, a large concrete forecourt provides extensive parking and turning space. Surrounding the bungalow is an extensive range of buildings previously utilised in connection with an animal rescue charity, including former kennel blocks, grooming facilities, storage buildings, workshops, cattery accommodation, office facilities and stabling.

The land comprises two level and well-drained paddocks enclosed by hedging and stock-proof fencing. The paddocks benefit from a separate access point and are ideally suited to equestrian or grazing purposes. Numerous bridleways and countryside routes are located nearby, further enhancing the property's appeal to equestrian buyers.

Situated in open countryside between Prestatyn and Rhyl, the property enjoys a peaceful rural setting whilst remaining conveniently placed for access to local amenities, schools, the North Wales coastline and the A55 Expressway.

Important Notice

These particulars are intended only as a guide and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, interested parties must satisfy themselves by inspection, survey and independent enquiries as to the correctness of each statement.

Measurements, floor plans and site plans are provided for guidance purposes only and should not be relied upon for the purchase of carpets, furnishings or other items. All dimensions, areas and distances quoted are approximate.

Any reference to appliances, services, systems, heating installations, drainage, broadband, mobile coverage or electrical equipment is provided solely as a guide. No warranty or guarantee is given regarding their condition, suitability, operation or compliance, and they have not been tested by the selling agent unless expressly stated.

Information relating to planning permissions, building regulations, rights of way, easements, covenants, public footpaths, access arrangements, boundaries, tenure, service charges, ground rent and other legal matters has been provided by the seller and/or obtained from third-party sources. Buyers must verify all such matters through

their solicitor and independent investigations.

Prospective purchasers should be aware that public footpaths, rights of way, easements and rights benefiting neighbouring land may exist whether or not shown within these particulars. Interested parties are advised to make their own enquiries before proceeding.

Any photographs, virtual tours, drone imagery and marketing material may have been taken at an earlier date and are intended to provide a general indication of the property. Features, fixtures, fittings and landscaping may have changed since the images were captured.

In accordance with National Trading Standards guidance, material information known to the agent at the time of publication has been included within these particulars. However, purchasers should rely on their own inspections and professional advice prior to exchange of contracts.

