

Llanfwrog, Ruthin

Price £389,000



- EPC - E
- FOUR BED DET COTTAGE
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- SPACIOUS LANDING
- 'OFF ROAD' PARKING
- COUNCIL TAX BAND E
- SURROUNDING WOODLANDS
- BEAUTIFUL POSITION



Llanfwrog, Ruthin

This Quaint Four Bedroom Character Cottage is set in a mature woodland position surrounded by approx 7.4 acres of grazing land and woodland making this the ideal purchase for someone wanting a rural lifestyle. Access is via a private lane which leads to this property and two adjoining properties. * No Onward Chain - In Need Of Updating * A short drive from the Historical town of Ruthin.

The black and white cottage of 'Tryfan' briefly comprises to the ground floor: Entrance Hall, Lounge, Dining Room, Kitchen, Downstairs Bathroom and Two Bedrooms. To the first floor accommodation you will find: Spacious landing ideal for use as an office/snug/playroom and Two Double Bedrooms.

Outside the property has a wrap around mature garden with pathways, farm style fencing with views over the adjoining fields and woodlands. This property would be well suited to an outdoor lifestyle with the elevated paddock being ideal for keeping small animal or horses .

'Llanfwrog' is a small hamlet centred on the historic Church and Inn on the B5105 Cerrigydrudion Road about 1.25 miles from Ruthin Town Centre. The nearby town of Ruthin provides a wide range of facilities catering for most daily requirements together with primary and secondary schools and good road links towards Mold, Wrexham and Chester.

Accommodation Comprises:

White UPVC door opens to:

Entrance Hall

Under stairs storage cupboard, original parquet flooring, doors leads to:

Lounge

5.13m x 3.91m (16'10" x 12'10")
Double glazed windows to the front elevation over looking the woodlands, open fire with tiled fireplace and door to:

Dining Room

3.63m x 3.33m (11'11" x 10'11")
Original quarry tiled flooring, double glazed window to the rear elevation and cast iron fireplace not in use. Door to:

Kitchen

3.00m x 2.34m (9'10" x 7'8")
Housing a range of wall and base units with complimentary roll top work surfaces over, stainless steel sink with drainer and mixer tap over. Electric oven

with four ring hob and extractor fan over. Space for under counter fridge and freezer, void and plumbing for washing machine and laminate flooring. Double glazed window to the rear elevation over looking surrounding countryside.

Downstairs Bathroom

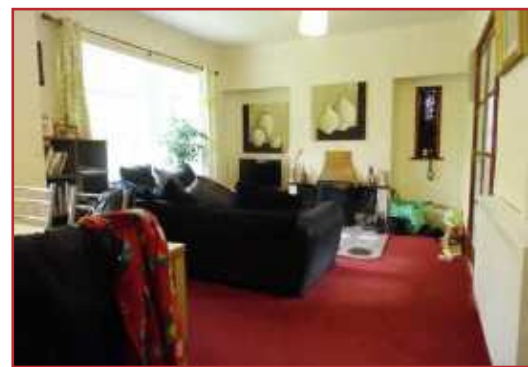
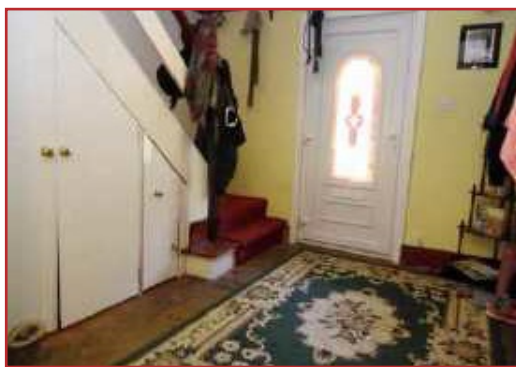
Three Piece Suite Comprises: Panelled bath with shower over, low flush W.C and pedestal wash hand basin. Partly tiled walls, vinyl flooring and double glazed frosted window to the rear elevation.

Bedroom Three

3.35m x 3.73m (11'0" x 12'3")
Double glazed window to the rear elevation and double panelled radiator.

Bedroom Four

3.33m x 3.33m (10'11" x 10'11")
Double glazed window to the front elevation and double panelled radiator.



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First Floor Accommodation

Landing

Spacious landing ideal for use as a study/office, play room or snug.

Bedroom One

3.63m x 3.61m (11'11" x 11'10")
Dual double glazed windows to the side, radiator.

Bedroom Two

3.63m x 3.40m (11'11" x 11'2")
Two double glazed window to the side elevation over looking woodlands and double panelled radiator.

Outside

The property is welcomed through a timber gate opening to the private driveway leading to the front entrance. The property is surrounded by open Countryside 7.4 acres of which form part of the Smallholding and having an abundance of wildlife with breathtaking far reaching views of the neighbouring countryside and the Clwydian range including Moel Famau.

Directions

From the Agents Mold Office proceed towards the cross roads and proceed straight ahead along New Street and travel out of Mold. At the roundabout take the second exit and continue through the villages of Gwernymynydd Cadole Loggerheads and Llanferes in the direction of Ruthin. At the next roundabout take the third exit onto Park Road/A494, Continue to follow the road,

At the roundabout, continue straight onto Mwrog Street, continue to follow the road and you will observe Firgrove Country House on your right handside and shortly after you will see a sign the

Council Tax - E

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell?

Ask a member of staff for a FREE VALUATION without obligation.

To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT WITH ONE OF OUR MORTGAGE ADVISORS ON 01352 700070.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around.









Llanfwrog, Ruthin

Telephone Mold office on 01352 700070.

Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Services

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.

Opening Hours

Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm

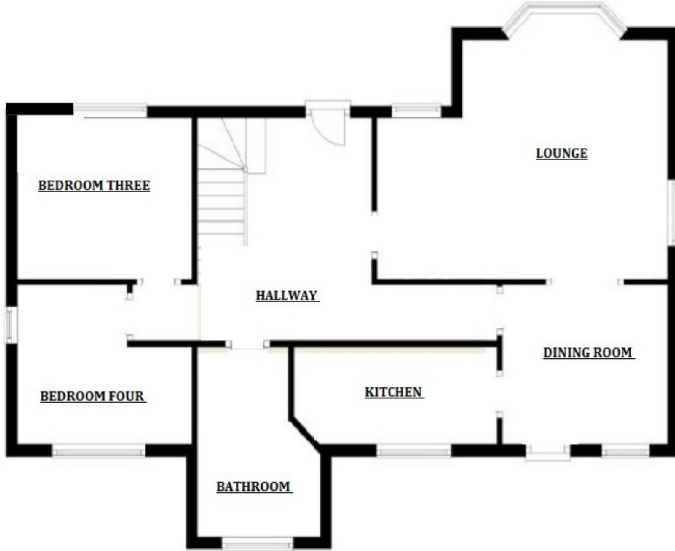
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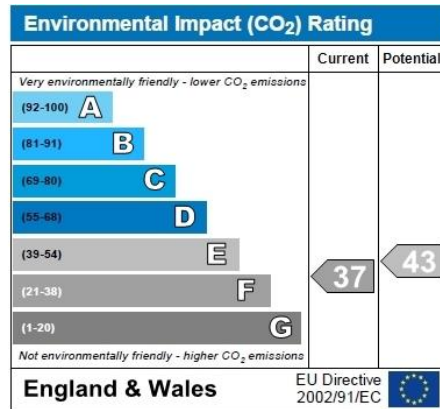
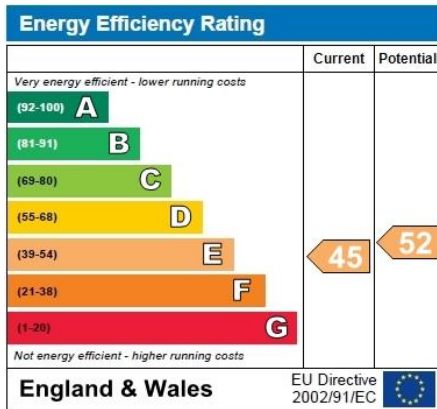
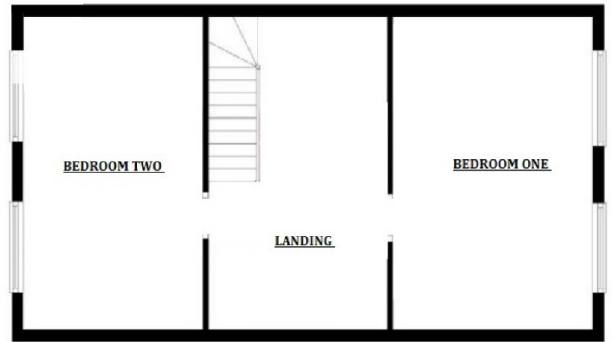
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



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