



## 7 Ffynnon Nefydd

Denbigh LL16 5YE

£129,950

A spacious three bedroom ex-local authority family home enjoying superb open views over surrounding countryside, situated within a small and quiet village development in Llanefydd.

Tenure: Freehold. EPC - TBA. Council Tax Band: B

The property occupies an attractive position overlooking open agricultural land to the front, providing a pleasant rural outlook, whilst still forming part of an established residential setting.

The accommodation offers well-proportioned rooms throughout and would benefit from some modernisation, providing excellent scope for a purchaser to improve and personalise to their own requirements.

The property has the benefit of air source heating and solar panels, enhancing its energy efficiency.

Local Occupancy Clause applies



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<https://www.iwanmwilliams.co.uk>



## Location

Llanefydd is a small, rural village set in rolling countryside in North Wales, positioned between the Afon Aled and River Elwy. It has a traditional Welsh village feel, with historic buildings, farmland surroundings and a peaceful, scenic setting.

The area is well placed for access to nearby towns and the coast, being approximately 6 miles from Denbigh, 6 miles from St Asaph, 7 miles from Abergele and approx 15 miles from Conwy.

Reception Hall, Cloakroom/WC, Kitchen, Lounge, and separate Dining/Sitting Room, Landing, Three Bedrooms, and Family Bathroom.

Large enclosed garden, mainly laid to gravel and paving for ease of maintenance, offering good potential for landscaping and ideal for families or outdoor entertaining.

The Accommodation Affords:

(Approximate measurements only)

### Covered Front Entrance

Composite double glazed front door leading to Reception Hall with turned staircase leading off to first floor level, radiator, understairs storage cupboard.

### Cloak Room

Pedestal wash handbasin, w.c. radiator, built-in electric and solar panel meter. Ecodan RHT Mitsubishi air source heating system with wet central heating system.

### Lounge

14'8" x 10'5" (4.49m x 3.18m)

Radiator, uPVC double glazed window and door to rear. TV and telephone point.



### Dining Room

Double panel radiator, timber effect flooring, uPVC double glazed window overlooking rear.

### Kitchen

9'9" x 8'0" (2.99m x 2.45m)

Single drainer sink, electric cooker point, plumbing for automatic washing machine, space for fridge, radiator, uPVC double glazed window overlooking front enjoying extensive views.

Turned staircase leading up to first floor landing  
Access to roof space, built-in linen cupboard.

### Bathroom

8'11" x 5'6" (2.72m x 1.68m)

Panelled bath with shower above, low level w.c. pedestal wash handbasin, radiator, uPVC double glazed window.

### Bedroom 1

11'4" x 10'4" (plus wardrobe) (3.46m x 3.15m (plus wardrobe))

Double panel radiator, uPVC double glazed window overlooking rear.

### Bedroom 2

10'5" x 9'3" (plus recess) (3.19m x 2.82m (plus recess))

Double panel radiator, TV point, extensive views overlooking front of property.

### Bedroom 3

7'0" x 6'11" (extending to 9'10" into recess) (2.14m x 2.13m (extending to 3.0m into recess))

Radiator, uPVC double glazed window overlooking rear.

### Outside

The property benefits from an enclosed split level rear garden with high level fencing providing privacy, gravel outside seating areas. There is also communal parking for the properties located a short distance from the house.

### Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@imwestates.com](mailto:enq@imwestates.com)

### Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.


### Council Tax

Band B.

### Agents Note:

The property is subject to a Local Occupancy Clause which restricts the sale to people living or working within a 30 mile radius of the property and have been doing so for a period of 3 years prior.  
Full details from agent.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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