



## The Chalet, The Watermill

Pwllglas, Ruthin, LL15 2PA

£230,000



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## Land

The land is approximately a one acre plot which is beautifully maintained. It features a small pond and the River Clwyd frontage adding charm to this idyllic countryside setting.

In addition to the chalet, the land features large, secure storage containers, offering substantial space for equipment, tools, and materials. These units are ideal for anyone in need of private storage.

## The Chalet

Located on the plot is a static chalet style building, which includes a sunroom and offers excellent facilities for secure storage or occasional recreational use. The Chalet is finished with tongue and groove UPVC walls and ceilings, providing a clean, low maintenance interior. It is fully equipped with double UPVC windows, ensuring durability and comfort.

Importantly, the chalet currently receives temporary electricity from the water mill. However, infrastructure is already in place for a permanent power supply, which will need to be installed and connected by the new owners. Additionally, the property benefits from its own plumbing system, making it a highly functional and convenient living space.

The property also has its own septic tank located within the land.

## Location & Setting

Set amidst rolling countryside and surrounded by mature natural features, this plot benefits from a peaceful and scenic environment. The land includes

a well maintained private pond and backs onto a gently flowing stream, enhancing the overall sense of calm and seclusion. The property is ideal for those seeking a quiet retreat immersed in nature.

## Legal Access & Development Status

It is important to note that the land has lawful use and does not carry residential or commercial planning permissions. This ensures that the natural character of the area is preserved and protected from future development. This land can be used 365 days a year, and the chalet can be replaced with a very large log cabin or portable lodge.

## Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

## Would you like to arrange a viewing?

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.

## How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

## Loans and Repayments

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

Tel: 01352 700070

### Looking For 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. Telephone Mold office on 01352 700070

### Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### 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.



## Road Map



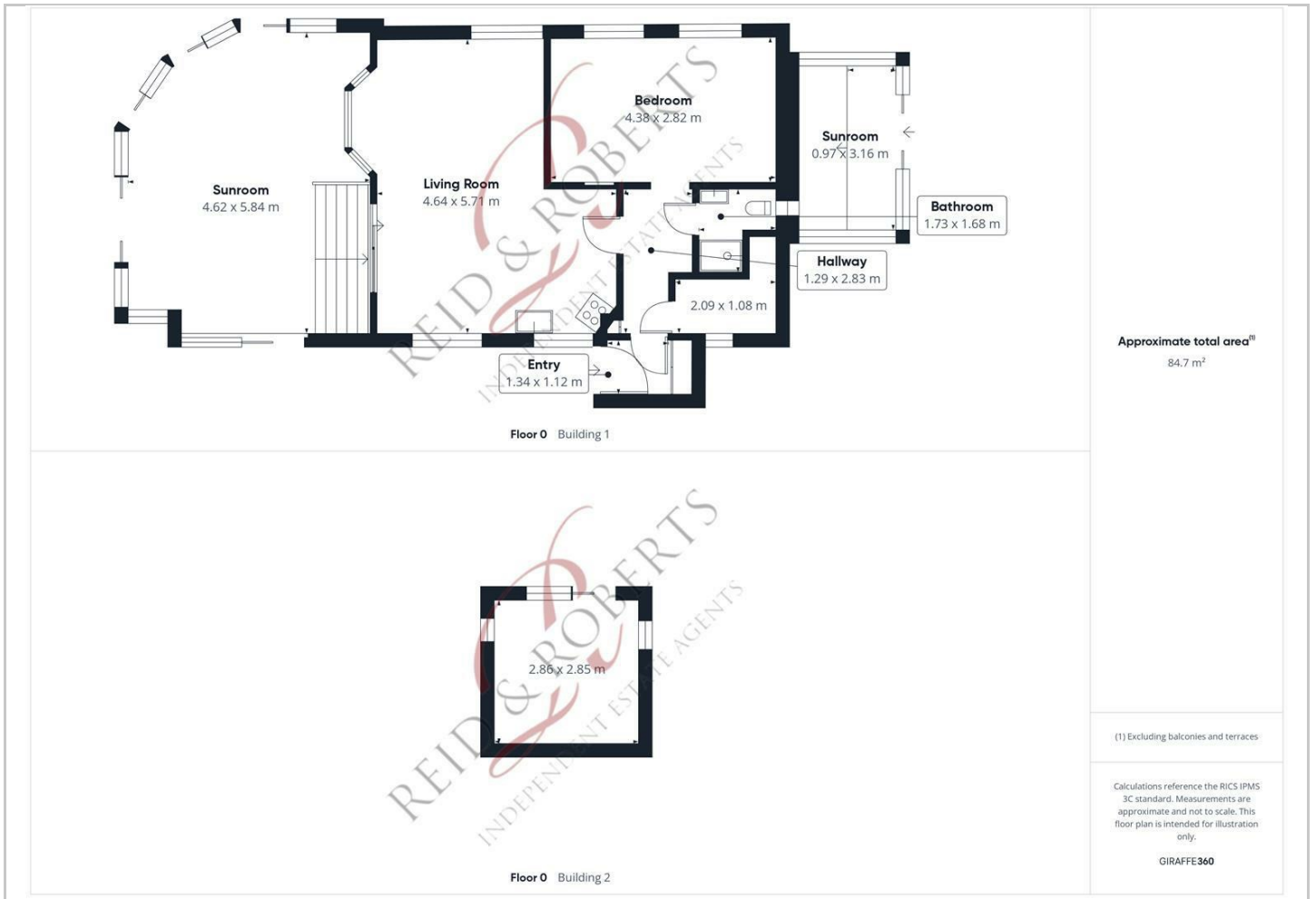
## Hybrid Map



## Terrain Map



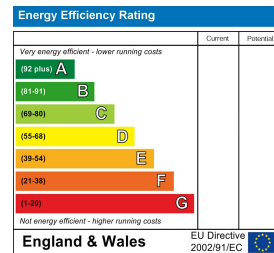
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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