



28 Parc Y Llan

Llanfair Dyffryn Clwyd, Ruthin, LL15 2YL

Offers In The Region Of £330,000



**** MODERN DETACHED HOUSE ** SOUGHT AFTER VILLAGE LOCATION ** THREE DOUBLE BEDROOMS ** OPEN PLAN KITCHEN/DINING/FAMILY ROOM ** UNIQUE RECLAIMED FLOORING ** SNUG/BEDROOM FOUR ** VIEWING HIGHLY RECOMMENDED ****

Reid and Roberts Estate Agents are pleased to offer For Sale this modern Detached House located in the sought after village location of Llanfair Dyffryn Clwyd on the outskirts of Ruthin. This family home offers spacious and versatile accommodation and has been altered and much improved by the current owners. Some key features are the beautiful reclaimed wood flooring and views over the Welsh hills and mountains to the rear. Viewing is highly recommended.

In brief the accommodation comprises: Entrance Hall, spacious Lounge, open plan Kitchen/Dining/ Family room with character reclaimed flooring, Bi-Fold doors overlooking the rear garden, Utility Room, Cloakroom and versatile Snug/Bedroom Four to the ground floor, with Three Double Bedrooms and a spacious Family Bathroom to the First Floor. Externally to the front there is a driveway providing ample 'Off Road' parking for a



ACCOMMODATION COMPRISES

The property is approached via a pathway leading to the front entrance.

A white Upvc door with matching side panel leads into:

Entrance Porch

With vinyl flooring and glazed door leading into:

Hallway

With textured ceiling, single panel radiator, stairs leading to first floor accommodation and under stairs storage cupboard.

Door leading into:

Lounge 23'1 x 11'5 (7.04m x 3.48m)

Multi fuel burner set on a decorative fire surround with tiled inset and raised slate tiled hearth, t.v.aerial point, double panel radiator, Bi-fold doors opening into family room and double glazed window to the front elevation.

OPEN PLAN KITCHEN,DINING/FAMILY ROOM

Kitchen 14'10 x 8'9 (4.52m x 2.67m)

Fitted with a range of wall and base units with work surfaces over, 'Belfast' style sink with mixer tap over, splash back wall tiling, built in eye level double oven, built in four ring 'Induction' hob with extractor hood over, integral appliances including fridge, freezer and dishwasher, double panel radiator, ceiling spotlights and reclaimed Oak wood flooring.

Door leading into Utility Room and opening into:

Dining/Family Room 23'9 x 10'6 (7.24m x 3.20m)

Having three skylights, two modern upright radiators, reclaimed Oak wood flooring, double glazed window to the side elevation and Bi-fold doors opening onto the enclosed rear garden.

Utility Room 7'9 x 7'3 (2.36m x 2.21m)

Fitted with a range of wall and base units with work surfaces over, one and a half stainless steel sink unit with drainer and mixer tap, splash back tiling, void and plumbing for washing machine, recessed ceiling spotlights, vinyl flooring, Upvc door leading to the rear garden and double glazed window to the rear elevation.

Door leading into:

Cloakroom

Fitted with a two piece suite comprising low level flush w.c. and wash hand basin set in vanity unit. splash back wall tiling, vinyl flooring, single panel radiator and frosted double glazed window to the side elevation.

Snug/Bedroom Four 12'0 x 8'4 (3.66m x 2.54m)

With single panel radiator and double glazed window to the front elevation.

STAIRS FROM HALLWAY LEAD TO:

Landing

Loft access point and access to all Bedrooms and Family Bathroom.

Bedroom One 14'8 x 10'1 (4.47m x 3.07m)

Having textured ceiling, built in wardrobe, single panel radiator and double glazed window to the front elevation.

Bedroom Two 10'10 x 10'8 (3.30m x 3.25m)

Having textured ceiling, storage recess, single panel radiator and double glazed window to the rear elevation.

Bedroom Three 12'7 x 8'5 (3.84m x 2.57m)

With built in wardrobe, textured ceiling, single panel radiator and double glazed window to the front elevation.

Family Bathroom 15'8 x 8'5 (max) (4.78m x 2.57m (max))

This larger than average bathroom is fitted with a white suite comprising paneled corner bath, separate double shower cubicle with bi-fold screen, two wash hand basins set in vanity unit, bidet and low level flush w.c. Vinyl flooring, partial wall tiling and two double glazed windows to the rear elevation.

Garage 14'7 x 8'5 (4.45m x 2.57m)

Central heating boiler (fitted November 2022) and wall cabinets providing useful storage.

OUTSIDE

The front of the property is approached via a driveway providing 'Off Road' parking for two vehicles with a pathway leading to the front entrance. There is also an open plan lawned garden area. To the side of the property there is gated access leading to the rear garden that is mainly laid to lawn and having a decorative paved patio area. Access to the side leads to an attached timber shed that provides useful storage for bins, logs, tools etc.

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 along the A494 for approximately 9 miles passing through the villages of Gwernymynydd, Cadole, Loggerheads and Llanferes in the direction of Ruthin. Upon reaching Ruthin take a slight left onto Rhos Street and turn left onto Llanrhydd Rd/ and then left again onto Llanfair Road/A525. Continue along this road for approximately 1.8 miles then turning left onto Bron Clwyd Road and then right onto Parc Y Llan. Follow the road as it leads onto a further cul de sac where the property will be found directly ahead.

EPC Rating - TBC

Council Tax - Band E

Viewings

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.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

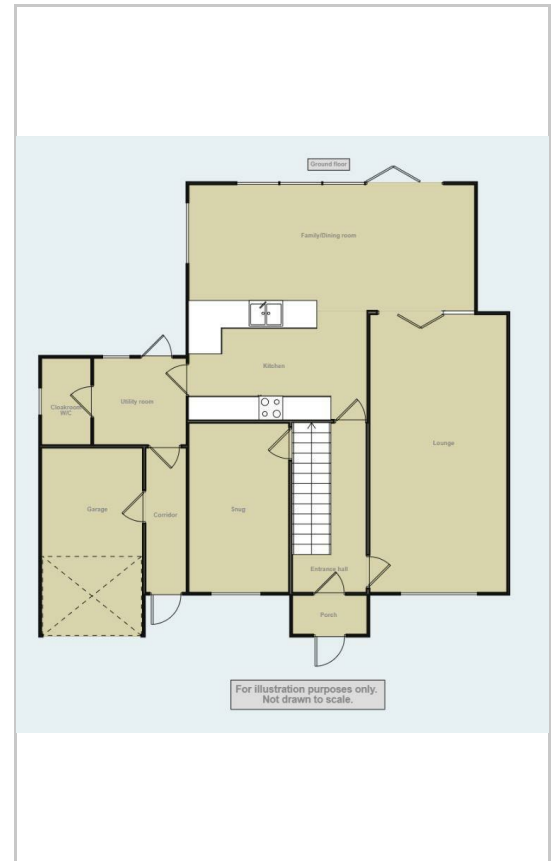
Mortgage Advice

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.

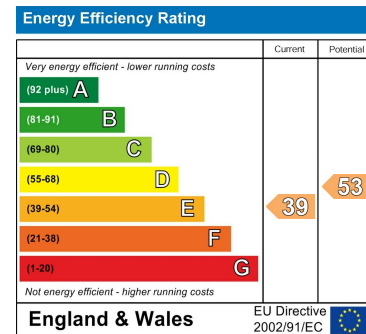
Area Map



Floor Plans



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

3a Chester Street, Mold, Flintshire, CH7 1EG

Tel: 01352 700070 Email: mold@reidandroberts.com reidandroberts.com