



Heatherbank Tafarn-Y-Gelyn, Llanferres, Denbighshire, CH7 5SF

£225,000

 4  1  2  F

EPC - F36

Council Tax Band - D

Tenure - Freehold

Tafarn-Y-Gelyn, Llanferres

4 Bedrooms - House

****OPPORTUNITY TO RENOVATE OR BUILD YOUR DREAM HOME****

Two bedroomed timber framed detached chalet style bungalow, with full planning permission for a large four bedroomed detached home.

Located with stunning views of the surrounding AONB and just off the A494 Mold to Ruthin Road, close to Loggerheads, walking paths to Moel Famau and with easy access to the Chester and the North West via excellent A roads and motorway links.

This property offers a solid base for refurbishment and enhancement, or a complete rebuild using the existing plans.

The existing property consists of kitchen, dining room, living room, two bedrooms, a wet room and separate WC, with double glazed with electrical heating.

EPC rate - F, Tenure - Freehold , Council Tax Band D



Description

Planning permission approved for a four bedroom detached property. Plans available on request from the vendor.

Additional Information can be observed via Denbighshire Council Planning Information: <https://planning.denbighshire.gov.uk/planning> - search for "Heather Bank"

Accommodation

Current dwelling is a single storey bungalow with timber framing, double glazed door into;

Entrance Porch

uPVC double glazed door into

Kitchen

9'10 x 9'2 (3.00m x 2.79m)

With a kitchen sink and some wall mounted cupboards

Dining Room

9'10 x 9'6 (3.00m x 2.90m)

Electric storage heater and double glazed window to the front. Opening into

Living Room

19'8" x 12'9" (6 x 3.9)

With a large uPVC picture window over looking the rear garden and a storage heater.

Inner Hallway

With a tiled floor and loft access hatch.

Bedroom One

19'8 x 9'10 (5.99m x 3.00m)

With storage heater and two uPVC double glazed windows overlooking the rear.

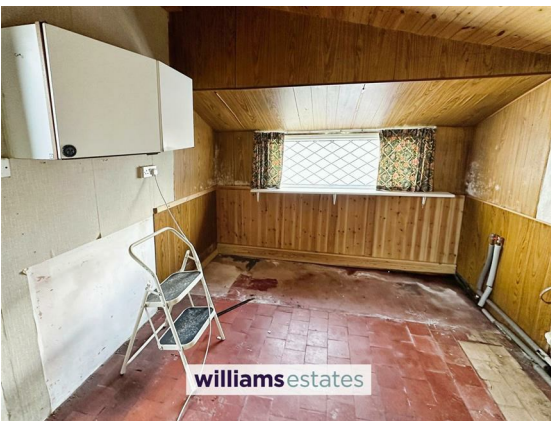
Bedroom Two

16'5 x 9'10 (5.00m x 3.00m)

Storage heater and two uPVC windows to the front.

Wet Room

Electric shower, wash basin, wall heater, storage cupboard and double glazed window to the front.



Separate WC

With a low flush WC and double glazed window.

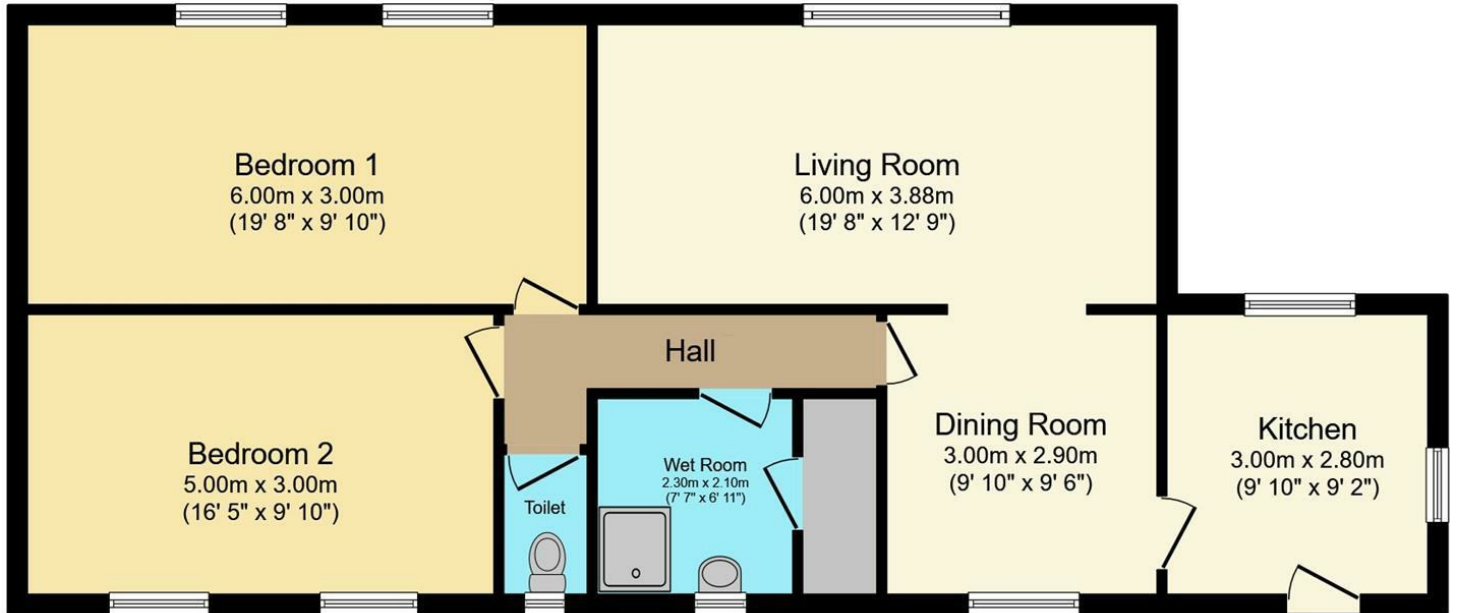
Outside

The property has double gates and also single pedestrian gates. There is a small garden area at the front and the garden leads around to the rear, which is a good size and offers stunning viewings of the surrounding countryside.

Directions

From Mold take the A494 Ruthin Road proceeding through Gwernymynydd and Cadole. Continue past the petrol station and then take the next right hand turn thereafter signposted for Tafarn Y Gelyn, turn right and the property will be found on the right hand side as indicated by the agents board.






Floor Plan

Total floor area 82.5 m² (888 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	78
(69-80) C	
(55-68) D	
(39-54) E	36
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC 

Call us on
01352 372111

Mold@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.