



TY GWYN, Cwm, Rhuddlan, Denbighshire LL18 5RY

PETER LARGE
The Plum Collection



TY GWYN
CWM
RHUDDLAN
DENBIGHSHIRE
LL18 5RY

This exceptional country residence is situated in the most idyllic semi rural location enjoying superb views over open countryside.

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DESCRIPTION

This exceptional country residence is situated in the most idyllic semi rural location enjoying views over open countryside. The property offers substantial accommodation standing in lawned gardens with an adjoining paddock of approximately one acre. Having three reception rooms, conservatory, fitted kitchen, utility room and a ground floor shower room. Having four bedrooms to the first floor with a family bathroom. The master bedroom enjoys a dressing room and ensuite comprising a five piece suite. The property has the additional benefit of a second floor with an office and fifth bedroom. With off road parking and an attached double garage this really is the ideal family home.

Situated approximately four miles from the main town of Prestatyn which boasts an array of shops, popular retail park, schooling for all ages, links golf course and main line train station. The nearby villages of Dyserth and Rhuddlan cater for most everyday needs with an array of Inns and eateries. The A55 expressway is accessible at both Rhualt and Caerwys making commuting to all North Wales coastal towns and Chester about thirty miles.

uPVC and double glazed Entrance Door into:-

ENTRANCE PORCH

With quarry tiled floor, double glazed windows overlooking the front elevation, timber and glazed door into:-

HALLWAY

With radiator and picture rail.

SPACIOUS LOUNGE

Accessed from the Hallway and Kitchen with a log burning stove set into marble hearth and inset with timber surround, double glazed bay window to the front elevation enjoying views over open countryside, picture rail, cornice ceiling, radiator and power points.

STUDY

With double glazed windows to both front and side elevations enjoying views over the garden, double panelled radiator, coved ceiling, picture rail and power points.

CONSERVATORY

Accessed via 'French' doors from the Lounge having tiled floor, meter cupboard, power points, double glazed windows and 'French' doors provide an outlook and access to the decked patio and adjoining garden.

DINING ROOM

Having a double glazed bay window to the front elevation, additional window to the side, both enjoying views over open countryside, chimney breast with niche housing a electric fire on a marble hearth, picture rail, radiator, coved ceiling and power points.

KITCHEN

Having a range of Oak fronted base cupboards with worktop surface over, matching wall units, four ring gas hob with concealed convector hood over, twin bowl single drainer stainless steel

sink with mixer tap over, plumbing for dishwasher, built-in eye level electric oven and grill, part tiled walls, power points, double glazed window to the rear elevation and a heated towel rail.

Archway into:-

INNER HALLWAY

With a tiled floor and cloaks area.

REAR PORCH

With outlook and access to the driveway.

UTILITY ROOM

With plumbing for automatic washing machine, space for tumble dryer, storage cupboards and void for a fridge freezer, continuation of the tiled floor, double glazed window and a large walk-in room with built-in cupboard and sink unit, formerly a photographic dark room.

SHOWER ROOM

Having a wash hand basin set into vanity unit, low flush w.c., purpose built shower cubicle, obscure glazed window, chrome heated towel rail and a continuation of the tiled floor.

Stairs from the Hallway lead to the First Floor Accommodation and Landing with walk-in storage cupboard, picture rail to part, radiator, double glazed window and power point.

MASTER BEDROOM

Having two double glazed windows to the front elevation taking full advantage of the views over rolling countryside, radiator, power points, picture rail and coved ceiling.

DRESSING ROOM

With a double glazed window, built-in wardrobes with hanging rail and shelving, airing cupboard, loft access point and access to:-

ENSUITE

Having a five piece suite comprising panelled bath, shower cubicle with uPVC panelled walls, low flush w.c., his and hers pedestal wash hand basins, part tiled walls, obscure glazed window and a double panelled radiator.

BEDROOM TWO

With a double glazed window to both the front and side elevations enjoying stunning views over adjoining countryside, wash hand basin with tiled splash back, coved ceiling, radiator and power points.

BEDROOM THREE

With mock beamed ceiling, picture rail, radiator, power points, loft access point and a double glazed window overlooking the garden and paddock.

BEDROOM FOUR

Currently used as a sewing room with a radiator, coved ceiling, power point and a double glazed window overlooking the garden and paddock.

FAMILY BATHROOM

Having a three piece suite in white comprising panelled bath with shower over and splash screen, pedestal wash hand basin, low flush w.c., fully tiled walls, coved ceiling, heated towel rail and a obscure glazed window.

From the Landing a set of timber paddle step stairs rises up to the Second Floor:-

OFFICE

Having 'Velux' style windows with fitted blinds, power points, airing cupboard and eaves storage.

BEDROOM FIVE

With two 'Velux' style windows with fitted blinds, power points, fire escape and eaves storage.

OUTSIDE

The property is approached via double gates onto a extensive driveway providing off road parking for several vehicles and gives access to a DOUBLE GARAGE with two remote controlled doors, power and light installed, housing the oil fired boiler serving the domestic hot water and heating system. The gardens to front are formally laid to lawn with floral borders and picket style timber fencing. The good size rear garden is also laid to lawn with a variety of fruit bearing trees to include apple, pear, plum, damson and cooking apples with a timber decked seating area ideal for alfresco dining, bounded by hedging with access to an adjoining Paddock which is approximately one acre with further access from the adjoining lane. To the side of the garage is the oil storage tank and a good size Greenhouse for the keen gardener. Surrounded by the Bodrhyddan estate.

SERVICES

Mains electric are believed available or connected to the property with water by way of a meter, oil fired heating and drainage via a modern waste water treatment system and Bio Pure drainage system. All services and appliances are not tested by the Selling Agent.

DIRECTIONS

From the Prestatyn office turn left and proceed straight ahead at the mini roundabout, continue through the village of Meliden turning left into Dyserth, continue up Waterfall Road and at the traffic lights proceed straight across onto St Asaph Road, proceed along the lane and at the crossroads turn right where the property will be seen on the right hand side.

TENURE - Freehold

COUNCIL TAX – H – Denbighshire County Council

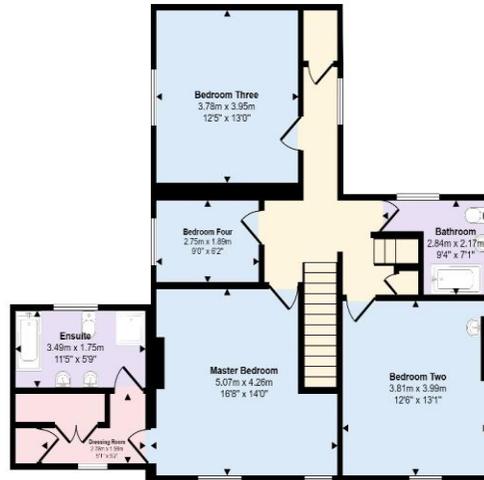
EPC – E

Approx Gross Internal Area
279 sq m / 2999 sq ft

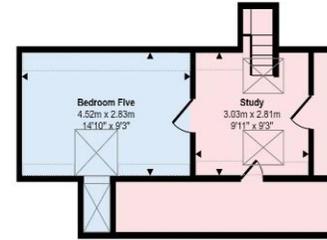


Ground Floor
Approx 112 sq m / 1208 sq ft

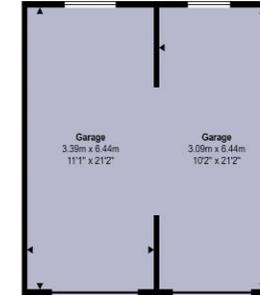
Decorates head height below 1.5m



First Floor
Approx 80 sq m / 872 sq ft



Second Floor
Approx 32 sq m / 339 sq ft



Garage
Approx 43 sq m / 460 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of furniture such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.



CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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