

## **Segrwyd Isa Cottage Lawnt, Denbigh, LL16 4SU** **Guide Price £249,950**

**A wonderful stone built cottage of character located in an idyllic country setting with spacious garden at the rear. The cottage benefits oil fired central heating and is situated on the outskirts of the Historical Market Town of Denbigh and maybe of interest to a wide spectrum of purchasers.**

**Accommodation : Front Entrance, Hall, Kitchen, Lounge, Dining Room, First Floor, Landing, 2 Bedrooms & Bathroom/WC.**

**FOR SALE BY PRIVATE TREATY**

## GENERAL REMARKS

### SITUATION & DIRECTIONS

The cottage enjoys a delightful location with spacious garden at the rear and allocated parking area. The property is situated approximately 2 miles or so from the Historical Market Town of Denbigh which benefits all amenities to include supermarkets, public houses, primary and secondary schools and post office. The property is also convenient for neighbouring towns and villages which provide further amenities.

From our Denbigh office proceed down Bridge Street, at the roundabout take the first exit, after Caledfryn council offices take a left, at the 'T' junction take a right onto the B4501 towards Saron and Nantglyn. Stay on this road driving up through the 's' bends and upon the junction take a left onto a private drive signposted Segrwyd and continue down this lane and the property can be seen on your right hand side.



### DESCRIPTION

The traditional stone under slate built cottage boasts a unique character and benefits a convenient yet peaceful position.

The cottage is in need of modernisation work and affords the following accommodation :-



### FRONT ENTRANCE

### HALL

Tiled floor and central heating radiator.

### KITCHEN

10'2" x 9'5" (3.12m x 2.89m)

With stainless steel sink unit with hot and cold taps, timber wall and floor units with partly tiled walls, tiled floor and central heating radiator, window to rear aspect.

### LOUNGE

13'2" x 10'4" (4.03m x 3.16m)

Stone feature open fireplace with slate hearth, 2 storage cupboards, timber floor, central heating radiator and window to front aspect.



### DINING ROOM

13'2" x 8'4" (4.03m x 2.56m)

Open fireplace with carpeted floor and central heating radiator.



### FIRST FLOOR

### LANDING

### BATHROOM/WC

13'7" x 10'7" (4.16m x 3.25m)

Comprising a low level wc, pedestal wash hand basin, panelled bath with Triton electric shower, central heating radiator and carpeted floor.

## BEDROOM ONE

13'8" x 10'4" (4.17m x 3.16m)

Carpeted floor and central heating radiator.



## BEDROOM TWO

13'1" x 8'7" (3.99m x 2.63m)

Carpeted floor and central heating radiator.



## OUTSIDE

A spacious and idyllic garden to the rear which consists of shrubs, trees, hedge, gravelled path, pond, stone built boundary wall, lawned area, greenhouse and timber garden shed. Lawned area to the front with allocated parking area. Attached stone under slate roof traditional outbuilding providing general storage area and patio.

The cottage is accessed via a right of way over a private drive.



## GARDEN



## SERVICES

We are given to understand that Mains Electricity, Mains Water and Septic Tank Drainage serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

## VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

## TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive

covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

### **PLANS & PARTICULARS**

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

### **IMPORTANT**

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

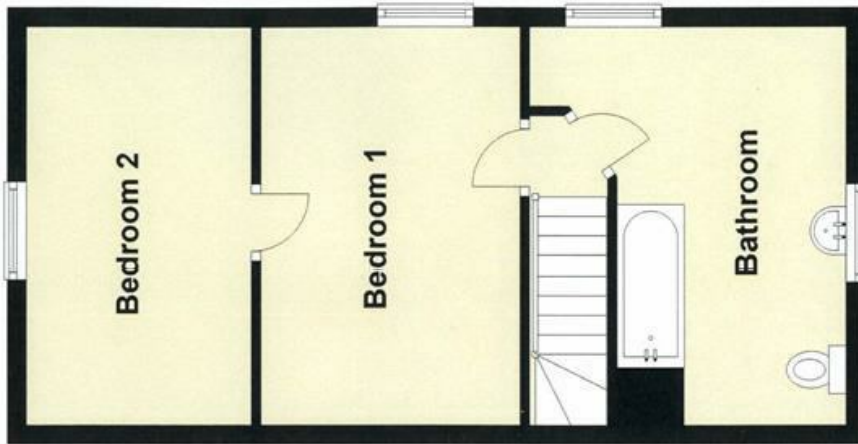
### **BUYING PROCEDURE**

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

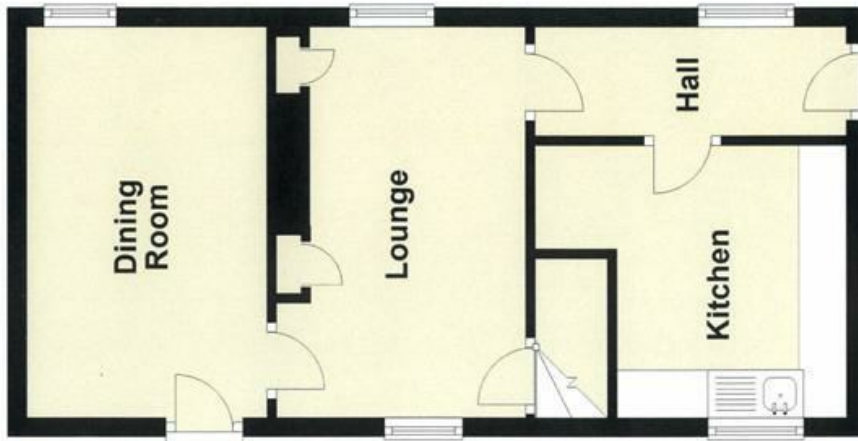
### **SELLING PROCEDURE**

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.

**First Floor**



**Ground Floor**



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
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