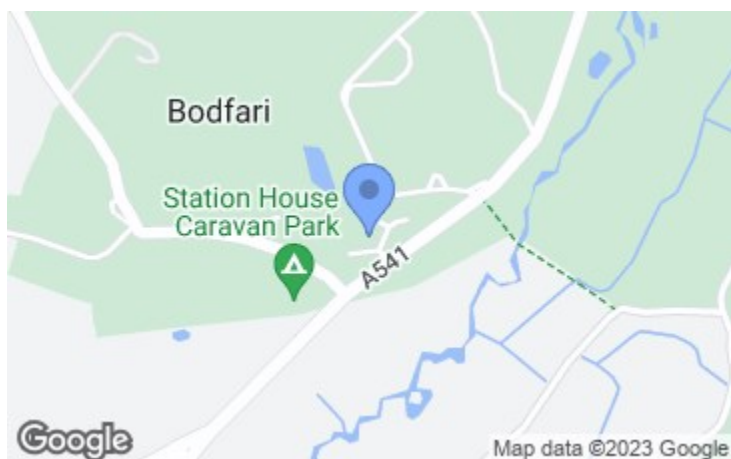


GROSS INTERNAL AREA
 1ST FLOOR : 1,029 sq. ft. , 2ND FLOOR : 1,016 sq. ft.
 REDUCED HEADROOM BELOW
 2.21 M: 23 sq. ft TOTAL: 2,045 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

1ST FLOOR



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	62
(21-38) F	39
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



9 Banc Y Chwarel
 Bodfari, Denbigh, Denbighshire,
 LL16 4DJ

Price
£495,000

A VERY SPACIOUS AND BEAUTIFULLY DESIGNED 4 BEDROOM DETACHED HOUSE WITH DETACHED DOUBLE GARAGE, STANDING IN A VERY LARGE AND PRIVATE CORNER PLOT WITH EXTENSIVE WESTERLY FACING GARDENS AND BEAUTIFUL VIEWS TOWARDS THE CLWYDIAN HILLS.

Located at the head of a small cul-de-sac to this very popular residential development just a short distance from the historic church to the centre of this popular rural village in the heart of The Vale of Clwyd, some 4 miles from Denbigh and within easy reach of the A55 Expressway at Caerwys. It affords a central reception hall, spacious through lounge, dining room, large open plan family room with fitted kitchen, dining area and french doors opening to the rear garden, rear hall/utility and cloaks with w.c.; First floor landing, two principal bedrooms with en-suites, two further double bedrooms and family bathroom. Wide paved drive and detached double garage.

Splendid south and west facing gardens to rear with wide patio and extensive sweeping lawns with lovely views of The Clwydian Hills from the upper garden..



St Peters Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



LOCATION

The village of Bodfari is some 4 miles from Denbigh and approximately 6 miles from the A55 Interchange near Caerwys enabling ease of access for those wishing to commute throughout the region. Denbigh provides a wide range of shopping facilities together with private and comprehensive schools and leisure centre.

3D VIRTUAL TOUR

A virtual tour is available to view on line.

THE ACCOMMODATION COMPRISES**CANOPY ENTRANCE**

Canopy entrance with a composite wood-grained effect and double-glazed door leading to a central hall.

CENTRAL HALL

3.28m x 3.00m (10'9 x 9'10)

With matching windows to either side, a fine turned staircase rising to the first floor with painted panelling to dado height, panel radiator.

LOUNGE

5.64m x 4.32m (18'6 x 14'2)

A spacious and well-lit through room with double-glazed window to front affording views across the cul-de-sac towards the Clwydian hills, double-glazed French doors open to the rear garden with a pleasing westerly aspect over extensive gardens, ornate Adam -style fire surround with reconstituted stone overmantel, decorative Victorian-style insert with a coal-effect living flame gas fire (LPG) and a polished granite hearth. TV point, moulded coved ceiling, panel radiator.

DINING ROOM

3.40m x 3.28m (11'2 x 10'9)

Double-glazed window to front with semi-rural views across the cul-de-sac, moulded coved ceiling, panel radiator.

KITCHEN/DINING/FAMILY ROOM

6.55m max x 5.54m max (21'6 max x 18'2 max)

A spacious L-shaped room to the rear of the house enjoying delightful westerly views over the rear garden, two double-glazed windows and French double-glazed doors leading out to the patio. The kitchen is fitted with a modern range of base and

wall-mounted cupboards and drawers with off-white door and drawer fronts, contrasting solid granite working surfaces to include a large central dias with two integrated fridges and large canopy over with downlighters. Inset 1.5 bowl stainless-steel sink with integrated waste disposal unit, drainer and mixer tap, stainless-steel Baumatic LPG gas range with double oven, stainless-steel and glass extractor with light above, integrated Baumatic microwave, integrated freezer, dishwasher, glazed display cabinets, pull-out larder units and a stone-effect tile floor throughout. Ceiling downlighters and two panel radiators.

REAR HALL/UTILITY

3.53m x 1.83m (11'7 x 6)

Matching base and wall units with stone-effect working surface that includes an inset single drainer, sink with mixer tap, void and plumbing for washing machine and tumble dryer, tile splashback, matching floor into kitchen, double-glazed door and window leading to side, panel radiator.

CLOAKROOM

1.73m x 1.07m (5'8 x 3'6)

White suite comprising wash basin, low-level WC, part-tiled walls to a decorative dado, matching floor into kitchen, panel radiator.

BOILER CUPBOARD

Housing a Vaillant gas-fired boiler providing heating and hot water together with a pressurised cylinder beneath providing domestic supply to the hot taps.

FIRST-FLOOR LANDING

Large central landing, access to roof void, deep-fitted storage with shelving, panel radiator.

BEDROOM ONE

5.61m x 4.14m (18'5 x 13'7)

A spacious through room with double-glazed windows affording a dual aspect to both Moel Famau and the Clwydian hills and a westerly aspect over the rear garden, panel radiator.

EN SUITE SHOWER ROOM

3.12m max x 1.37m max (10'3 max x 4'6 max)

White suite comprising large floor-level walk-in tray with bifold screen and high-output shower, pedestal wash basin, WC, part-tiled walls to a decorative dado, extractor fan, double-glazed window, wall-mounted lights and mirror and a chrome towel radiator.

BEDROOM TWO

3.91m x 3.38m (12'10 x 11'1)

Double-glazed window to front with semi-rural views, built-in double-door wardrobe, panel radiator.

EN SUITE SHOWER ROOM

3.38m max x 1.47m max (11'1 max x 4'10 max)

White suite comprising floor-level tray with bifold screen and high-output shower, pedestal wash basin and WC, part-tiled walls to a decorative dado, wall-mounted mirror and lights, extractor fan, double-glazed window and a chrome towel radiator.

BEDROOM THREE

4.22m x 2.74m (13'10 x 9)

Double-glazed window with a westerly aspect, panel radiator.

BEDROOM FOUR

4.22m x 2.69m (13'10 x 8'10)

Double-glazed window with a westerly aspect, panel radiator.

FAMILY BATHROOM

3.25m x 1.93m (10'8 x 6'4)

White suite comprising a large corner jacuzzi-style bath with combination shower and tap unit, pedestal wash basin, WC, part-tiled walls to a decorative dado, extractor fan, downlighters, double-glazed window and panel radiator.

OUTSIDE FRONT

The property stands at the head of the cul-de-sac and is approached over a wide block-paved driveway providing off-road parking for three cars and access to detached double garage.

DETACHED DOUBLE GARAGE

5.84m x 5.79m (19'2 x 19)

With electric up-and-over door to front, personal door to rear, electric light and power installed.

OUTSIDE REAR

A particular feature of the house are the extensive and very private gardens to the rear with a predominantly westerly aspect. There is a wide patio together with a shaped lawn and low-level brick wall with shrubbery borders. Thereafter, the garden extends for some distance up a gently sloping hill with ornamental brick-built well.

DIRECTIONS

From the Agent's Denbigh office proceed down Vale Street and turn left at the traffic light. Follow the road over the mini roundabout and at the large roundabout on the outskirts of town take the third exit onto the A543 following the signs for Mold. Continue for approximately one-and-a-half miles and on reaching the junction bear right onto the A541 Mold Road, and continue for about 1 mile until reaching Bodfari. Continue into its' centre whereupon Banc Y Chwarel can be found on the left-hand side just after the left hand turning for Tremeirchion. Proceed into the development and bear left into the cul-de-sac and the property will be found at the head of the cul-de-sac on the left-hand side.

TENURE

The property is Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band G.

AML

AML - ANTI MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

By appointment through the Agent's Denbigh Office 01745 816650.

FLOOR PLANS - included for identification purposes only, not to scale.

ESJ/HME