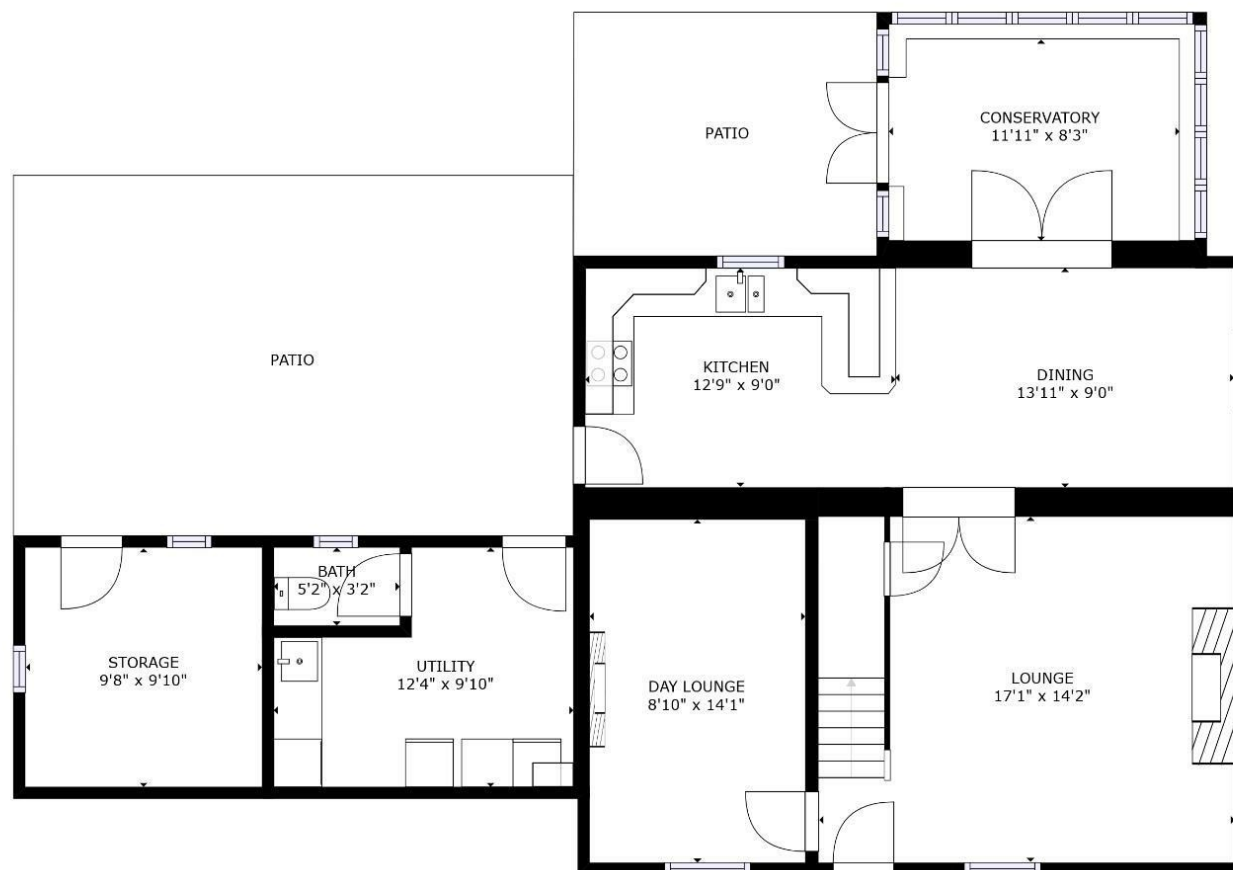




Gorphwysfa
Trefnant, Denbigh, Denbighshire,
LL16 4UH

Offers Around
£445,000

A greatly extended and refurbished three-bedroom detached traditional-style house together with a large and modern purpose-built detached garage with workshop, loft room and solar panels over. Set within quite private grounds just off the centre of this popular rural village some 2.5 miles of St Asaph and the A55 expressway. The accommodation, which benefits from gas heating and double glazing, affords a spacious lounge with feature fireplace and beamed ceiling, day lounge, large open-plan fitted kitchen with dining room and modern conservatory, first-floor landing, three double bedrooms and Victorian-style bathroom with slipper bath and shower. Gated entrance to an extensive paved courtyard providing ample parking together with adjoining utility room with cloaks and storeroom. Purpose-built garage and large quite private lawned gardens to one side. Inspection highly recommended..

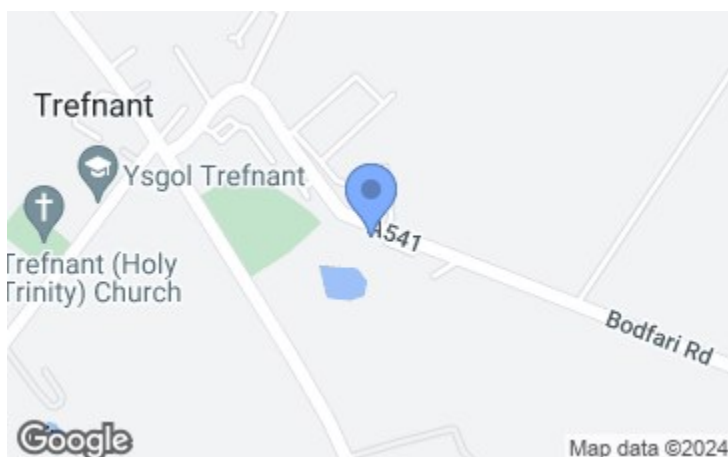


GROSS INTERNAL AREA
FLOOR 1: 880 sq. ft. FLOOR 2: 643 sq. ft.
EXCLUDED AREAS: , CONSERVATORY: 112 sq. ft.
PATIO: 467 sq. ft.
TOTAL: 1523 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	99
(81-91) B	77
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



LOCATION

Trefnant has a local inn, shop and primary school. Whilst the nearby market town of Denbigh provides a more comprehensive range of shopping facilities catering for most daily needs and leisure facilities.

3D VIRTUAL TOUR

A virtual tour is available to view to on-line.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Panelled door leading to lounge.

LOUNGE

5.21m max x 4.32m (17'1 max x 14'2)

An attractive room with high and heavy beamed ceiling, feature brick fireplace with a plinth to either side together with granite hearth and living flame coal gas fire, wall light points, modern UPVC double-glazed cottage-style window to front, staircase rising off and understairs storage cupboard with shelving and panel radiator.

DAY LOUNGE

4.29m x 2.69m (14'1 x 8'10)

Matching window to front, coved ceiling, Adam-style fireplace with marble insert and hearth, coal-effect living flame gas fire and stained wood surround, wall light points, TV point and panel radiator. Twin-glazed Georgian-style doors leading from the lounge to the large through kitchen/family room.

CONSERVATORY

3.63m x 2.51m (11'11 x 8'3)

Designed to take full advantage of the pleasing aspect over the large garden and wide patios, double-glazed windows and a brick plinth with polycarbonate roof, ceramic tile flooring and double-glazed doors leading out.

KITCHEN/FAMILY ROOM

8.13m x 2.74m (26'8 x 9)

A light and airy room with two Georgian-style double-glazed windows and double-glazed door to side and two double-glazed French doors opening to conservatory. The kitchen has a modern range of base and wall-mounted cupboards and drawers with solid oak panelled door and drawer fronts and contrasting stone-effect

working surfaces to include peninsular divide with display cabinet over, inset 1.5 bowl sink with mixer tap and drainer, inset four-ring electric hob with a sealed extractor hood and light, integrated double oven, dishwasher and attractive tiled splashback, wood grade effect flooring and panel radiator.

FIRST-FLOOR LANDING

Large walk-in linen cupboard with slatted shelving and radiator.

BEDROOM ONE

4.50m x 4.06m (14'9 x 13'4)

A large double bedroom with cottage-style double-glazed window to front, walk-in wardrobe, a range of fitted wardrobes with a limed oak finish to door and drawer fronts together with ornate cast iron fireplace (not in use), vaulted ceiling and panel radiator.

BEDROOM TWO

4.34m x 2.77m (14'3 x 9'1)

Fitted wardrobes comprising a light wood grained effect finish with matching chest of drawers, ornate cast iron fireplace (not in use), double-glazed window, vaulted ceiling and panel radiator.

BEDROOM THREE

4.06m x 2.74m (13'4 x 9)

Double-glazed window and panel radiator.

BATHROOM

3.84m x 2.90m (12'7 x 9'6)

A Victorian-style suite with a large freestanding slipper-style bath with curved top and combination shower and tap unit, separate walk-in shower cubicle with glazed screen and high-output shower valve, pedestal wash hand basin, bidet and WC, fully tiled walls with decorative dado, downlighters, double-glazed window and radiator.

UTILITY ROOM

3.76m x 3.00m (12'4" x 9'10")

To the southern side of the house is a deep canopy porch which interconnects between the kitchen and the utility. The utility has fitted base and wall units with a working surface and an inset single drainer sink, space for fridge and freezer, void and plumbing for washing machine, an Ideal Standard gas-fired combination boiler providing heating and hot water and ceramic tile floor.

CLOAKROOM

Low-level WC and double-glazed window.

STOREROOM

3.00m x 2.95m (9'10" x 9'8")

A very useful room adjoining with electric light and power.

GARAGE

5.31m x 3.00m (17'5 x 9'10)

A modern purpose-built brick and concrete block garage with electric roller shutter door leading to garage, electric light and power installed.

ADJOINING WORKSHOP

5.31m x 2.18m (17'5 x 7'2)

With electric light and power installed, inverter for the solar panels and staircase rising to loft room.

LOFT STORAGE ROOM

5.36m x 3.35m to include stairwell (17'7 x 11 to include stairwell)

A very useful first-floor area with double-glazed windows to either gable.

SOLAR PANELS

Twelve solar panels with an approximate rating of 3.2KV.

OUTSIDE FRONT

The house stands in a prominent position fronting onto to the Bodfari Road approximately ¼ mile from the centre of Trefnant. It has a wide entrance and decorative wrought iron gates leading to an extensive concreted parking area providing turning and space for several vehicles and access to the large detached purpose-built garage, workshop and storeroom.

OUTSIDE REAR

To one side of the garage is a very useful carport, brick paved area which extends around to the north-westerly side of the house, a large and private lawned garden being bounded to the road by a substantial approximately 6ft high brick wall together with raised beds to the other side.

DIRECTIONS

From the Agent's Denbigh Office proceed down Vale Street and on reaching the traffic lights turn left onto Rhyl Road. Follow the road over the mini-roundabout and on reaching the main roundabout take the second exit towards St Asaph. Continue for some two miles and on entering Trefnant, turn right at the traffic lights onto the Mold road and continue for approximately

one-third of a mile whereupon the property and cul-de-sac will be seen on the right hand side before leaving the village.

TENURE

The property is Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band E.

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 Ruthin office 01824 703030.

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

ESJ/HME