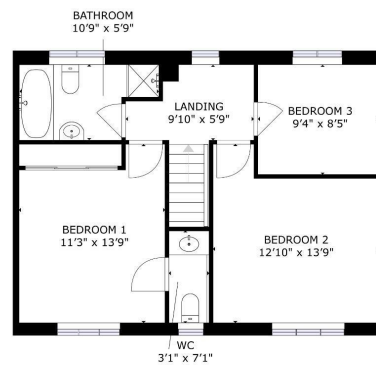


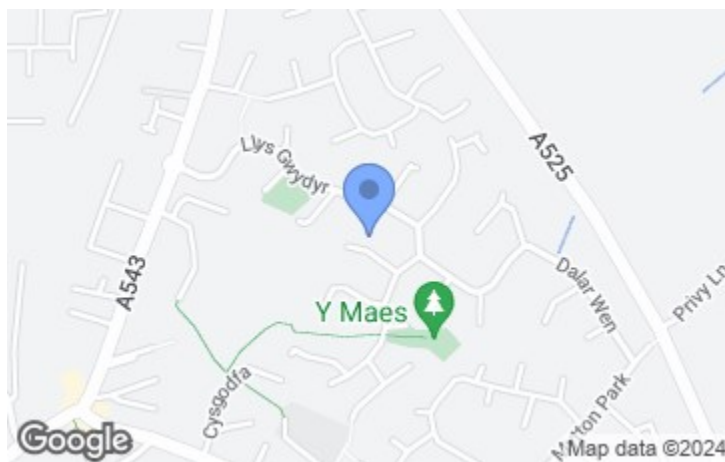
GROSS INTERNAL AREA  
FLOOR 1: 710 sq.ft, FLOOR 2: 570 sq.ft  
EXCLUDED AREAS: PORCH: 22 sq.ft  
TOTAL: 1280 sq.ft

Matterport



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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	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

**6 Rhodfa Elgwrn**  
Denbigh, Denbighshire,  
LL16 3JQ

Offers In Excess Of  
**£300,000**

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.

A well proportioned and maintained three/ four bedroom detached house with new luxury fitted kitchen/dining room and integral double garage located in a popular residential cul-de-sac within easy reach of local primary and secondary schools and the wide range of facilities the town has to offer.

It affords a deep canopy entrance, reception hall, through lounge, bedroom 4/ dining room, large recently refurbished luxury kitchen with a range of integrated appliances, rear porch, utility room and cloaks. First floor landing, 3 bedrooms and bathroom. Gas ch & double glazing. Wide double width drive and integral double garage. Enclosed and private garden to rear. INSPECTION HIGHLY RECOMMENDED.

**LOCATION**

The property forms part of this noted development to the lower part of the town. It is within easy reach of local schools for all ages and leisure facilities. Denbigh town provides a good range of shopping facilities catering for most daily needs to include supermarkets and Post Office.

**3D VIRTUAL TOUR**

Available to view on-line.

**THE ACCOMMODATION COMPRISES****FRONT ENTRANCE**

Deep recessed entrance porch with outside light with a mahogany woodgrain effect UPVC double glazed door and window leading to central reception hall.

**RECEPTION HALL**

3.63m x 1.80m (11'11" x 5'11")



Central reception hall with staircase rising off, woodgrain effect floor covering, ceiling downlighters, coved ceiling, panelled radiator.

**LOUNGE**

6.20m x 3.45m (20'4" x 11'4")



A spacious through room which is well lit with a modern double glazed window to front with Venetian blind, double glazed French doors opening to the rear garden. Coved ceiling, feature Adams style fireplace with timber surround, hearth and a coal effect fire, TV point, woodgrain effect flooring, two panelled radiators.

**BEDROOM 4/ DINING ROOM**

Double glazed window to front, woodgrain effect flooring, coved ceiling, panelled radiator.

**KITCHEN/DINING ROOM**

4.93m x 3.33m (16'2" x 10'11")



Recently refurbished with a luxury range of base and wall mounted cupboards and drawers to a contemporary style with a light grey finish to door and drawer fronts and contrasting marble effect working surfaces to include a peninsula divide and a four person breakfast bar. It includes an inset four ring electric hob with glass upstand and a concealed hood above, integrated microwave, electric oven, fridge, freezer, space for slot in dishwasher, ceiling downlighters, two double glazed windows overlooking the rear garden, stone effect floor covering, enclosed downstairs cupboard and panelled radiator.

**REAR PORCH**

1.88m x 1.63m (6'2" x 5'4")

Access to the integral double garage, stable door leading to rear.

**UTILITY ROOM**

2.08m x 1.88m (6'10" x 6'2")



Fitted worktop with void and plumbing for washing machine and space for tumble dryer. Further cupboard housing a modern Ideal gas fired combination boiler providing heating and hot water, double glazed window, matching flooring to kitchen, panelled radiator.

**CLOAKROOM**

1.88m x 1.04m (6'2" x 3'5")



Refurbished with a modern white suite with wash basin, fitted cabinet and integrated low level WC, double glazed window, matching flooring.

**FIRST FLOOR LANDING**

Double glazed window to rear, access to roof void, panelled radiator.

**BEDROOM ONE**

4.19m x 3.43m (13'9" x 11'3")



A spacious double bedroom with double glazed window to front with views across the cul de sac towards the historic Denbigh Castle and the Clwydian Hills, out built mirror fronted sliding door wardrobe providing a combination of hanging rails and shelving, panelled radiator.

**CLOAKROOM**

Fitted shelf with inset sink and tiled surround, low level WC, double glazed window.

**BEDROOM TWO**

3.91m x 4.19m including door recess (12'10" x 13'9" including door recess)



Double glazed window to front with views towards Denbigh Castle, panelled radiator.

**BEDROOM THREE**

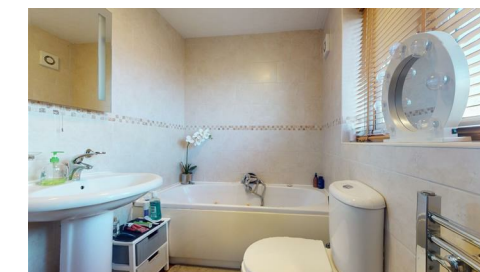
2.84m x 2.57m (9'4" x 8'5")



Double glazed window to rear, panelled radiator.

**BATHROOM**

3.28m x 1.75m (10'9" x 5'9")



White suite comprising jacuzzi style bath with shower attachment, pedestal wash basin, walk in shower cubicle with glazed screen and electric shower and low level WC. Fully tiled walls with decorative mosaic tiling, wall mounted mirror with light, extractor fan, towel radiator.

**OUTSIDE FRONT****DOUBLE GARAGE**

Up and over door to front, electric light and power installed.

**OUTSIDE REAR**

The rear affords a high degree of privacy with a decked area adjoining the rear of the house and French doors to the dining room, shaped lawn with paved pathways and patio and access to either side leading to the front.

**DIRECTIONS**

From the centre of Denbigh proceed down Vale Street. On reaching the traffic lights bear left onto Rhyl Road, turn right at the mini roundabout into Llys Gwydyr. Follow the road to a T junction with Y Weirglodd and turn right and first right again into Y Maes. Take the first right into Rhodfa Elgwern whereupon the house will be found on the right.

**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 on 01824 703030.

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

HE/PMW