

27 Llys Gwydyr, Denbigh, Denbighshire, LL16 3ET

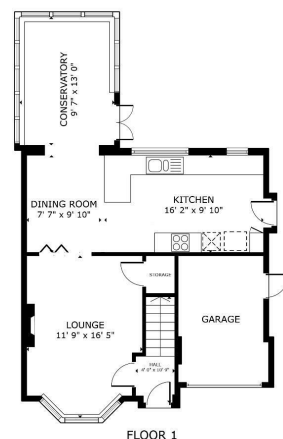
Cavendish
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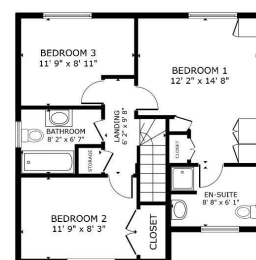
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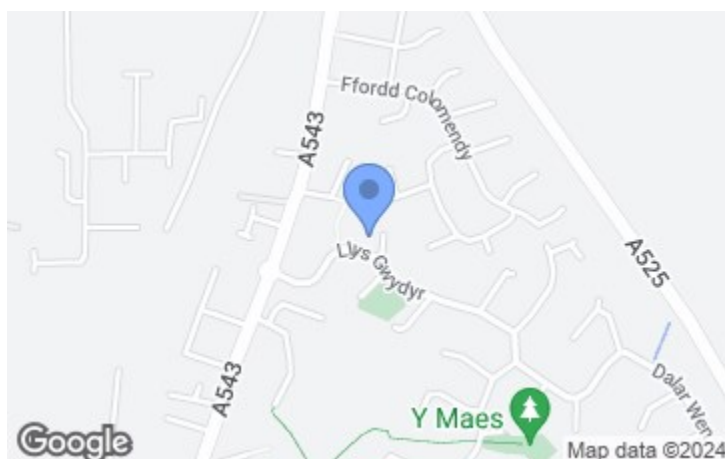
GROSS INTERNAL AREA
FLOOR 1: 214 SQ. FT. FLOOR 2: 214 SQ. FT.
EXCLUDED AREAS: GARAGE 113 SQ. FT.
TOTAL: 327 SQ. FT.

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		73	84
	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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
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27 Llys Gwydyr
Denbigh, Denbighshire,
LL16 3ET

Price
£295,000

An attractive and well designed 3 bedroom detached family home benefitting from a large conservatory and recent refurbished fitted kitchen and dining room, located in this popular residential area close to a primary school and a wide range of facilities available in the town centre.

It affords a canopy entrance, hall, lounge with feature fireplace, open plan dining room and large well fitted kitchen, adjoining conservatory/day lounge, first floor landing, large main bedroom with an extensive range of fitted wardrobes and matching furniture, en-suite shower room, 2 further double bedrooms and luxury bathroom.

Wide drive for 2 cars and integral garage. Enclosed and private garden to rear.

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.

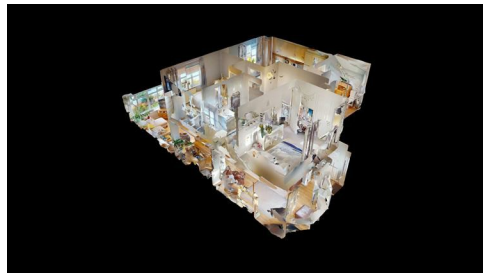


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LOCATION

Denbigh is an historic market town with Castle situated within the beautiful Vale of Clwyd. The town is approximately 7 miles off the A55 Expressway at St Asaph which provides excellent access along the North Wales Coast to Chester and the motorway network beyond. The town provides a good range of shopping facilities catering for most daily needs, leisure centre with swimming pool, golf club and has numerous recreational / sports clubs. The Eryri National Park is within 1 hours drive providing an extensive range of activities for the outdoor pursuits enthusiast.

3D VIRTUAL TOUR



Available to view on-line.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Canopy entrance with outside light point, woodgrain effect composite and double glazed door leading to hall.

HALL

Staircase rising off, woodgrain effect flooring, panelled radiator.

LOUNGE

5.00m x 3.58m (16'5 x 11'9)



An attractive and well lit room with a splay bay window to the southwest facing front elevation, coved ceiling, enclosed understairs cupboard, Adams style fireplace with a large polished timber surround together with marble insert and hearth and an electric coal effect Living Flame fire, wall light points, TV point, panelled radiator. Bi fold doors open to large open plan kitchen, dining/family room.



KITCHEN/DINING/FAMILY ROOM

7.24m x 3.00m (23'9 x 9'10)



The kitchen has been refurbished with a modern range of base and wall mounted cupboards and drawers with a woodgrain and off white finish to door and drawer fronts and contrasting woodgrain effect working surfaces to include a peninsula divide and breakfast bar. It includes an inset one and half bowl sink with mixer tap and drainer, an inset Indesit convection oven and Indesit microwave, inset four ring electric hob together with stainless steel and glass hood above and a recess and plumbing for American style fridge/freezer. Integrated dishwasher, washing machine and space for tumble dryer. Attractive tiled splashbacks, two double glazed windows overlooking the rear garden, panelled door to side. Panelled radiator.



CONSERVATORY/DAY LOUNGE

3.96m x 2.92m (13' x 9'7)



A spacious room directly off the dining room which has double glazed windows to three sides and a pitched and lined ceiling with downlighters, double glazed French doors opening to the patio and the rear garden. Woodgrain effect flooring to match the kitchen, dining room and lounge, wall mounted electric panelled radiator.

FIRST FLOOR LANDING

Airing cupboard with shelving, access to roof void.

BEDROOM ONE

4.47m x 3.71m (14'8 x 12'2)



A spacious double bedroom with an extensive

range of fitted wardrobes with a woodgrain effect finish together with drawer fronts that provides two double door and three single door robes together with matching chest of drawers, bedside cabinets and over bed storage cupboards. Double glazed window with aspect over the rear garden, adjoining houses and beyond to the Clwydian Hills, panelled radiator.



EN SUITE SHOWER ROOM

2.64m x 1.85m (8'8 x 6'1)



White suite comprising walk in cubicle with bi fold screen and thermostatic shower, pedestal wash basin with splash and low level WC, attractive tiling, double glazed window, panelled radiator.

BEDROOM TWO

3.58m x 2.51m (11'9 x 8'3)



Double glazed window to front with views across the development towards the Clwydian Hills, fitted double door wardrobe with hanging rails and high level shelf, panelled radiator.

BEDROOM THREE

3.58m x 2.72m (11'9 x 8'11)



Double glazed window overlooking the rear garden, panelled radiator.

BATHROOM

2.49m x 2.01m (8'2 x 6'7)



Refurbished with a luxury white suite comprising panelled bath with glazed screen and high output shower over with monsoon style head, vanity unit with storage cabinet and a large bowl with pillar tap, low level WC, fully tiled walls and a large back lit mirror, extractor fan, lined ceiling, downlighters, tile effect floor finish, graphite toned ladder radiator.

OUTSIDE



The property has a wide tarmac driveway which provides space for parking two cars and access to an integral garage with metal up and over door to front and personal door to side. Wall mounted gas fired boiler providing heating and hot water. Open plan lawned garden with ornamental tree. Access to one side leading to

the rear there there is an enclosed and good sized garden with flagged pathway and shaped lawn.



DIRECTIONS

From the centre of Denbigh proceed down Vale Street. At the traffic lights bear left and continue to the mini roundabout. Take the last exit into Llys Gwydyr, follow the road around to the right and the property will be observed on the left hand side.

TENURE

Believed to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band D

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.

HE/PMW