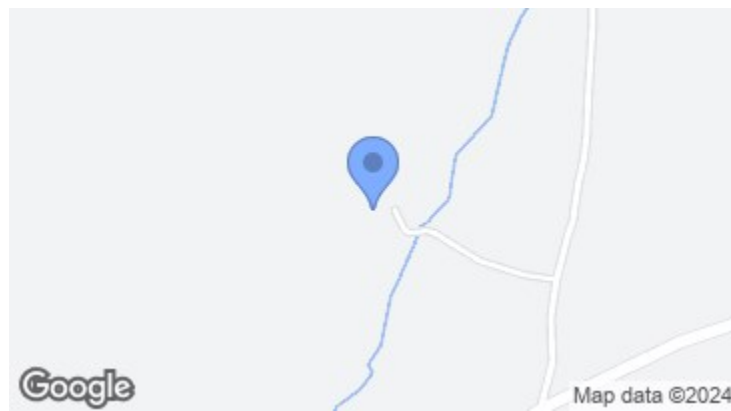




GROSS INTERNAL AREA  
 FLOOR 1: 1546 sq ft  
 EXCLUDED AREA: GARAGE: 741 sq ft  
 TOTAL: 1546 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	
39	72
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	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(11-20) F	
(1-10) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



## Fron Newydd

Henllan, Denbigh, Conwy,  
LL16 5DD

Offers Around  
£275,000

A LARGE 3 BEDROOM DETACHED BUNGALOW STANDING IN AN ELEVATED AND QUITE PRIVATE RURAL SETTING BENEFITING FROM FAR REACHING WESTERLY VIEWS OVER ROLLING COUNTRYSIDE SOME 1.25 MILES FROM HENLLAN.

In need of some modernisation and refurbishment it affords an enclosed porch, large central reception hall, spacious lounge with two windows affording rural views, large kitchen/dining room, 3 bedrooms and bathroom. Side hall with utility cupboard, cloaks with w.c. and large integral garage.

Driveway to side with space for two cars, garden area surrounding in addition to a parcel of ground to the front between the bungalow and main road.

**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



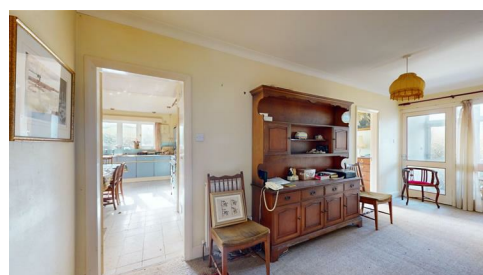
Standing in a slightly elevated setting with splendid far reaching views over the valley it is about 1.25 miles west of the village of Henllan.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Panelled door leading to entrance porch with terrazzo tiled floor, glazed door leading to reception hall.

### RECEPTION HALL



Spacious central hall, built in double door cloaks cupboard with high level shelf, further wardrobe with hanging rail and shelf, two panelled radiators.

## LOUNGE

5.61m x 4.34m (18'5" x 14'3")



A spacious and well lit room with two modern UPVC double glazed windows affording far reaching westerly views across adjoining and rolling countryside, feature brick fireplace and tiled hearth, coved ceiling, wall light points, TV point, two panelled radiators.



## KITCHEN/DINING ROOM

5.61m x 4.34m (18'5" x 14'3")



A large room with an Esse-Stat oil fired range with hot plate and oven, double door airing cupboard with an oil fired boiler and cylinder. The kitchen has a range of base and wall cupboards and drawers with roll edge working surface to include double drainer stainless steel sink, terrazzo style floor, dual aspect with double glazed windows.



## WALK IN PANTRY

1.63m x 1.27m (5'4" x 4'2")

Walk in pantry with shelving, further fitted cupboard providing space for fridge and shelving, radiator.

## BEDROOM ONE

4.29m x 3.71m (14'1" x 12'2")



Double glazed window to front with far reaching north westerly views, built in double door wardrobe, panelled radiator.

## BEDROOM TWO

4.75m x 3.63m (15'7" x 11'11")



Double glazed window to side, built in double door wardrobe, panelled radiator.

## BEDROOM THREE

3.05m x 2.82m (10' x 9'3")



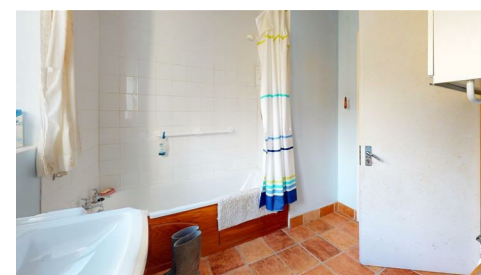
Double glazed window, built in wardrobe, panelled radiator.

## BATHROOM

2.92m max x 2.49m (9'7" max x 8'2")



White suite comprising panelled bath with electric shower over, pedestal wash basin and WC, double glazed window, tiled floor, panelled radiator.



## SIDE PORCH

3.51m x 0.94m (11'6" x 3'1")

Interconnecting between the kitchen and the garage, it has a panelled door leading to the side elevation and parking area,

## UTILITY CUPBOARD

1.80m x 1.27m (5'11" x 4'2")

Utility cupboard with plumbing for washing machine.

## GARAGE

7.54m max x 3.07m max (24'9" max x 10'1" max)

Metal up and over door to front, electric light and power installed, Belfast sink, panelled door leading to rear.

## OUTSIDE - GARDEN & ADDITIONAL LAND



The bungalow stands within a roughly in a rectangular shaped plot which is heavily overgrown to all sides and access is very restricted. Beyond the unfenced area of ground between the bungalow and the main road is included in the sale.

## DIRECTIONS

From the centre of Henllan proceed past The Llindir Inn and follow the road down the hill and bear right towards Bryn Rhyd Yr Arian. Follow the road about 1 mile following the road up the hill and on reaching the brow continue past the right hand turning and after some 100 yards the bungalow is on the drive to Pen Porchell Uchaf.

## AGENTS NOTES

We understand the septic tank is private and located within the field to the opposite side of the road.

## TENURE

Believed to be Freehold.

## COUNCIL TAX

To Be Confirmed.

## 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