

21 Lon Y Fedwen Arian, Denbigh, Denbighshire, LL16 3DQ

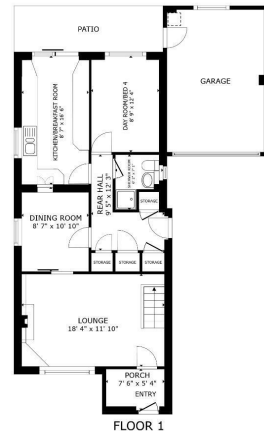
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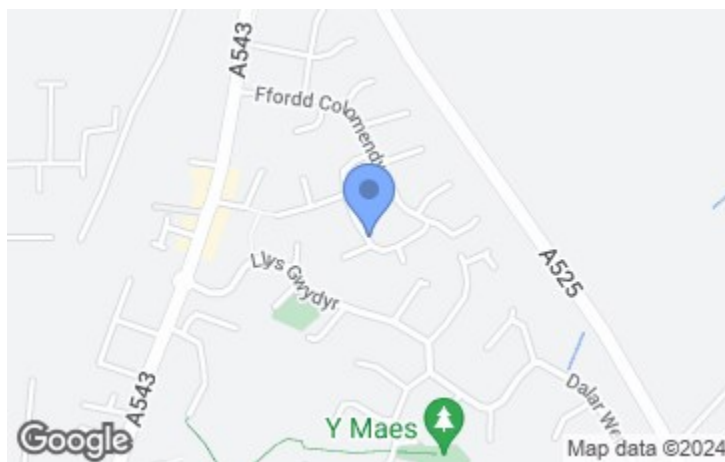
GROSS INTERNAL AREA
FLOOR 1: 293 sq.ft. FLOOR 2: 412 sq.ft.
EXCLUDED AREAS: GARAGE 229 sq.ft. PATIO 114 sq.ft.
TOTAL: 1,108 sq.ft.

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		58	83
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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21 Lon Y Fedwen Arian
Denbigh, Denbighshire,
LL16 3DQ

Price
£230,000

An extended 4 bedroom detached house offering spacious and adaptable accommodation together with garage and private garden to rear located in the centre of this popular residential area within easy access to primary and secondary schools and the town centre.

It affords an out-built entrance porch, lounge with separate dining room, large fitted kitchen/breakfast room, bedroom 4 or day lounge and shower room with w.c.

First floor landing, 3 bedrooms and bathroom. oil ch and D.glazing. Driveway for 3 cars and garage.

An ideal family home-inspection recommended.

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 Estate Agents Ltd.



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LOCATION

Located in a popular residential area about 0.75 mile from the centre, it is close to primary school and a range of shops on lower Vale Street.

THE ACCOMMODATION COMPRISES

uPVC and double glazed door leading to an outbuilt reception hall.

OUTBUILT RECEPTION HALL

2.29m x 1.63m (7'6" x 5'4")

Telephone point, panel radiator.

LOUNGE

5.59m x 3.61m (18'4" x 11'10")



A spacious room to the front of the house with a wide double glazed window with vertical blind, coved ceiling, feature brick fireplace with raised plinth to one side, tiled hearth, TV point, open tread staircase rising off with wrought steel balustrade, two panel radiators. Sliding door to:

**DINING ROOM**

3.30m x 2.62m (10'10" x 8'7")



Double glazed window with blind to side, coved ceiling, panel radiator.

L-SHAPED INNER HALL

Double glazed door leading to the side driveway, three fitted cupboards and a further cupboard housing an oil fired boiler providing heating and hot water. Woodgrain-effect laminate floor covering.

DAY LOUNGE/BEDROOM 4

3.76m x 2.67m (12'4" x 8'9")



Double glazed window with aspect over the rear garden, panel radiator.

**KITCHEN**

5.03m x 2.62m (16'6" x 8'7")



An extended kitchen/breakfast room fitted with a modern range of base and wall mounted cupboards and drawers with a medium toned wood solid oak panelled door and drawer fronts and contrasting leather-effect working surfaces to include a breakfast bar. Glazed display cabinet, inset 1 1/2 bowl stainless steel sink with mixer tap and drainer, inset 4-ring electric hob together with hood above and a Neff integrated oven, Indesit integrated microwave, Neff dishwasher and void and plumbing for washing machine and fridge. Tiled splashbacks interspersed with decorative motives, ceiling downlighters, ceramic tiled flooring, panel radiator. Double glazed sliding patio window with tinted glass providing access to the rear garden and with views across the development towards the Clwydian Hills.

**SHOWER ROOM**

2.16m x 1.88m (7'1" x 6'2")



Cubicle with electric shower over, pedestal wash

basin and WC. Fully tiled walls, ceramic tiled flooring, double glazed window and panel radiator.

FIRST FLOOR LANDING

Fitted airing cupboard with pre-lagged cylinder, immersion heater and slatted shelf.

BEDROOM 1

3.68m x 3.05m (12'1" x 10')



Double glazed window to front with vertical blind, panel radiator.

BEDROOM 2

3.05m x 3.00m (10' x 9'10")



Double glazed window to rear with aspect across the development towards the Clwydian Hills, outbuilt fitted wardrobes comprising double door and single door robes together with matching chest of drawers, side cabinet and wall shelving. Panel radiator.

BEDROOM 3

2.77m x 2.44m (9'1" x 8')



Fitted bedroom furniture providing wardrobe, kneehole dressing table and chest of drawers,

fitted bulkhead cupboard with shelving, double glazed window, panel radiator.

BATHROOM

2.44m x 1.68m (8' x 5'6")



Modern white suite comprising tile panelled bath with glazed screen and Mira electric shower over, pedestal wash basin and WC. Fully tiled walls with decorative dado, double glazed window, tile-effect floor finish and chromed towel radiator.

OUTSIDE

The property is bounded by a brick wall with wide entrance leading to a XXXX driveway providing ample space for parking for two cars. The front garden is laid to lawn with flower and shrub borders. Gated access to the left-hand side leading to the rear with an enclosed garden. There is a wide paved patio together with a further concreted patio having domestic area, shaped lawn golden gravel borders with a variety of shrubs and a timber panelled garden shed.

ATTACHED GARAGE

5.26m x 2.74m (17'3" x 9')

Metal up and over door to front, single glazed window to rear, electric light and power and personal door to side.

DIRECTIONS

From the centre of Denbigh proceed down Vale Street. At the traffic lights turn left onto Rhyl Rd

and continue straight across the mini roundabout. After a short distance and after passing the petrol station on the left hand side, turn right into Ffordd Colomendy. Proceed through the development and take the second turning on the right into Lon y Fedwen Arian. The property will be seen after a short distance on the left hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Denbighshire County Council - Tax Band D

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

VIEWING

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

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

HME