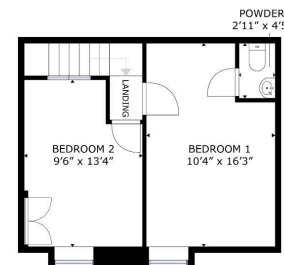


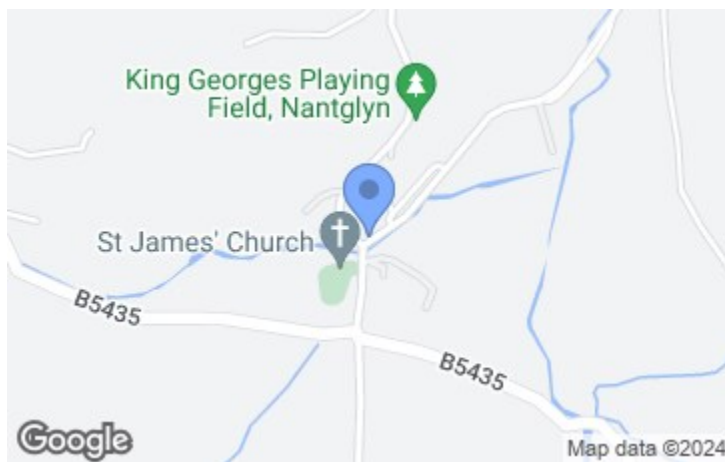
GROSS INTERNAL AREA  
FLOOR 1: 645 sq.ft. FLOOR 2: 333 sq.ft.  
EXCLUDED AREAS: PORCH: 53 sq.ft.  
TOTAL: 978 sq.ft.

Matterport



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		30	
(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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Glandwr

Nantglyn, Denbigh, Denbighshire,  
LL16 5PL

Offers Around  
£220,000

AN ATTRACTIVE TWO BEDROOM PERIOD COTTAGE OFFERING SCOPE FOR SOME MODERNISATION AND IMPROVEMENT LOCATED IN THE CENTRE OF THIS POPULAR RURAL VILLAGE IN THE HEART OF ROLLING COUNTRYSIDE JUST UNDER 5 MILES WEST OF DENBIGH.

It affords an out-built conservatory/porch opening to an inner hall, spacious lounge with fireplace, inner hall, kitchen/dining room, bathroom and large side porch/utility room.  
first floor landing two double bedrooms one with en-suite cloakroom.

Driveway to front providing space for two cars, enclosed gardens mainly to one side with flower borders and established hedging.

NO ONWARD CHAIN.

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.

## LOCATION

Nantglyn is a small rural village community situated in a picturesque valley setting under 5 miles from the market town of Denbigh. Denbigh provides a good range of facilities catering for most daily requirements to include supermarkets, post office, schools for all ages and leisure facilities. The area is also considered ideal for those wishing to commute throughout the region with the A55 Expressway within easy reach providing ease of access along the North Wales Coast and interlinking with the motorway network beyond.

## THE ACCOMMODATION COMPRISES

### CONSERVATORY/PORCH

2.59m x 2.46m (8'6" x 8'1")



Out built conservatory/entrance porch with full depth double glazed windows to three sizes to include access door and a pitched polycarbonate roof.

### INNER HALL

Panelled door to spacious lounge.

## LOUNGE

4.95m x 4.22m (16'3" x 13'10")



Spacious lounge with feature stone lined fireplace with raised slate hearth and a multifuel enclosed stove, central ceiling beam, turned staircase rising off, TV point, two UPVC double glazed windows to the front elevation. Panelled door to rear hall.



## REAR HALL

### KITCHEN/DINING ROOM

5.77m x 2.29m (18'11" x 7'6")



The kitchen is fitted with a range of base and wall mounted cupboards and drawers with hardwood panelled door and drawer fronts and contrasting roll edge white working surfaces in the main to include an inset sink with drainer and mixer tap, inset four ring LPG gas hob, void and plumbing for washing machine, part tiled walls,

double glazed window. Fitted breakfast bar. Panelled door leading to side porch/utility room.



## SIDE PORCH/UTILITY ROOM

6.25m x 1.83m (20'6" x 6')

Spacious and adaptable room of timber construction with single glazed windows and door leading out to the side garden, electric light and power installed.

## BATHROOM

2.62m x 2.01m (8'7" x 6'7")



White suite comprising panelled bath with electric shower over and tiled surround, wash basin with tiled splash and low level WC. Ceramic tiled floor, wall mounted electric fan heater.

## FIRST FLOOR LANDING

## BEDROOM ONE

4.95m x 3.15m (16'3" x 10'4")



Double glazed window to front, partially vaulted ceiling, electric night storage heater.

## EN SUITE CLOAKROOM

Corner wash basin with tiled splash and low level WC.

## BEDROOM TWO

4.06m x 2.90m (13'4" x 9'6")



Fitted cupboard to one side of the chimney breast, double glazed window to front, electric night storage heater.

## OUTSIDE



The property is approached over a long driveway providing ample space for parking two cars with pedestrian gate access leading to the front and right hand

elevation of the house. There is a pathway to the right hand side with shaped lawn together with established shrubbery border and access round to the side of the lean to porch/utility extension and open fronted log store.



## DIRECTIONS

From the Agent's Denbigh Office proceed across the High Street bearing right and on passing the pelican crossing fork left onto Love Lane. Follow the road out of town into open countryside and continue for some 1.5 miles through the sharp 'S' bends and thereafter take the right fork signposted Nantglyn. Follow the road to almost the village centre, whereupon Glandwr will be found set back on the right before the bridge.

## TENURE

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 Ruthin office 01824 703030.

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

HE/PMW