

Ty'n Rhewl
Llanefydd, Denbigh, Conwy
LL16 5EA

Price
£425,000

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 Estate Agents Ltd.

AN ATTRACTIVE 3 BEDROOM DETACHED PERIOD HOUSE SET WITHIN GARDENS, KITCHEN GARDEN AND Paddock EXTENDING TO ABOUT 0.6 ACRE LOCATED IN A SECLUDED SETTING OFF A NO-THROUGH LANE JUST A SHORT DISTANCE FROM THE CENTRE OF THIS POPULAR RURAL VILLAGE.

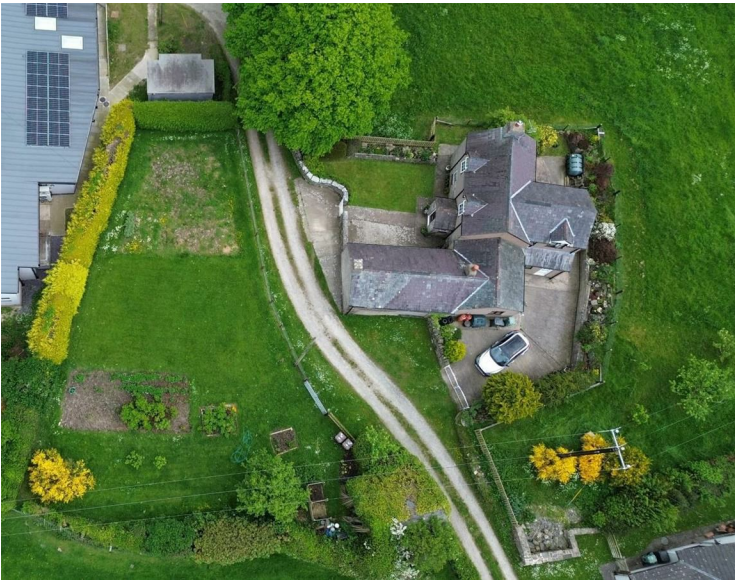
TY AR WAHÂN DENIADOL GYDA THAIR YSTAFELL WELY WED'I OSOD O FEWN GERDDI, GARDD CEGIN A CHAE BACH TUA 0.6 ERW O FAINT. WED'I LEOLI MEWN SAFLE DIOGEL O'R NEILLTU YN AGOS I GANOLY PENTREF GWLEDIG POBLOGAIDD HWN.

This attractive home has benefitted from refurbishment with a luxury fitted kitchen, bathroom suite, double glazing and oil heating, and would lend itself to extension and/or conversion of the attached out-building. It affords out-built porch, central hall, lounge, day lounge, kitchen/dining room, utility and cloaks.

First floor landing, 3 bedrooms and bathroom. Attached building providing a large and very useful workshop/stores with loft area over and an adjoining garden store room.

Enclosed garden with side gated driveway with domestic area. large kitchen garden to the opposite side of the lane and adjoining paddock with separate gate access.

LOCATION



On the borders of Conwy & Denbighshire, this amazing house has a quiet country lane, village location, just 5 miles off the A55. It's 21 miles to Snowdonia, 35 miles from Chester and 38 miles to Anglesey. The nearest towns are Denbigh 6 miles, and Abergele 7 miles. It is private, yet part of the local community. Llanefydd is a popular rural village between Denbigh and Abergele. It has a Chapel, Church and Village Inn, whilst there are many more amenities in the nearby towns.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Out built stone porch with panelled and double glazed door leading in, heather brown tiled floor, two cottage style double glazed windows. Glazed and panelled inner door leading to central hall.

CENTRAL HALL

4.14m x 3.28m (13'7" x 10'9")



Staircase rising off, beamed ceiling, display niche with shelving, wood grain effect floor finish in the main area, panelled radiator.

LOUNGE

5.00m x 4.27m (16'5" x 14')



An attractive room with two double glazed windows with deep sills, Adams style fireplace and hearth with marble insert and polished wood surround, coal effect Living Flame LPG gas fire, TV point, wall light points, arched display niche, panelled radiator.

years. Agricultural and equestrian buildings development are exempt from the overage.

TENURE

Believed to be freehold.

COUNCIL TAX

Conway - Tax Band D

MATERIAL INFORMATION

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.

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



DIRECTIONS

From the centre of Denbigh follow the High Street to the Lenten Pool roundabout take the second left turning signposted for Henllan. Follow the road out of the town and after approximately two miles on entering Henllan, proceed through the village centre. After passing the shop on the left hand side bear right and follow the road up the hill and then turn left immediately after the Church following the signs for Llanefydd. On entering the village turn left after the Hawk & Buckle Inn and proceed for some 75 yards and the drive is on the right.

AGENTS NOTES

Mains water, electricity and drainage. Oil heating.



LIVING ROOM

3.86m x 4.11m (12'8" x 13'6")



An attractive part stone faced chimney stack with inset slate fireplace and hearth with open fire grate, beamed ceiling, cottage style double glazed window to front with further double glazed window to rear overlooking the domestic area and paddock, TV point, oak floor, panelled radiator.



KITCHEN/DINING ROOM

4.09m x 3.53m (13'5" x 11'7")



Fitted with a contemporary range of base and wall mounted cupboards and drawers with an off white high gloss finish to door and drawer fronts with contrasting solid black granite working surfaces to include inset stainless steel sink, inset four ring Bosch electric hob with upstand and extractor hood and light above, integrated Bosch double oven, dishwasher, washing machine, pan drawers and integrated fridge. Pelmet lighting over both double glazed windows, ceiling downlighters, tile effect floor finish, panelled radiator.



REAR PORCH

Terrazzo tile floor with wall shelving and double glazed door leading out.

CLOAKROOM

Low level WC, double glazed window.

FIRST FLOOR LANDING

Double door built in airing cupboard.

BEDROOM ONE
4.27m x 4.17m (14' x 13'8")



Cottage style double glazed window to front, partially vaulted ceiling, built in cupboard with locker storage cupboard over, panelled radiator.

BEDROOM TWO
3.18m x 3.00m (10'5" x 9'10")



Cottage style double glazed window to front, vaulted ceiling, radiator.

BEDROOM THREE
3.45m x 2.26m (11'4" x 7'5")



Double glazed window, partially vaulted ceiling, radiator.

BATHROOM
2.54m x 1.68m (8'4" x 5'6")



Modern suite comprising P shaped bath with glazed screen and Mira shower over, vanity with bowl and low level WC. Fully tiled walls with mirror fronted medicine cabinet, double glazed window, shaver point, tiled floor, chrome towel radiator.

OUTSIDE
The property stands on a no through lane located in a secluded setting just off the village centre. It is bounded to the front by a stone wall with wrought iron gate leading in to a concrete pathway and hard standing. Modern outside oil fired boiler providing domestic hot water and heating.

The large gate at the back leads to the parking space, with

parking spaces outside both gates as well.

The drive extends to the rear of the house where there is a concrete domestic area and retaining wall with flower borders.

WORKSHOP
4.19m x 4.06m (13'9" x 13'4")



Electric light and power installed.

STORE
4.37m x 3.02m max (14'4" x 9'11" max)



Former inglenook fireplace. Loft storage inside.

GARDEN



The garden is located to the opposite side of the lane and provides a large enclosure which in part provides a kitchen garden with a number of soft fruit bushes.

PADDOCK



The property has an enclosed grass paddock located directly to the rear and one side of the house with separate gate access onto the village centre through the village car park. At the far end of Paddock there is an orchard, containing 4 apple trees and 1 plum tree.

OVERAGE
The land only is to be sold subject to an overage clause, reserving to the vendors and their successors in title 50% of any increase in value rising from the implementation or sale of the land, with the benefit of residential, commercial or renewable technology planning permission, for a period of 15