

Fron Hyfryd, Tan Y Gwalia, Denbigh, Denbighshire, LL16 3NN



Cavendish
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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		
	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		
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Denbigh, Denbighshire
LL16 3NN

Price
£395,000

Occupying a superb elevated position below Denbigh Castle with far reaching views over the town and across to surrounding countryside, a distinctive and well appointed four bedroom semi-detached period house with garage, established gardens and elevated decked patio. Affording an appealing family home over three floors with many original character features whilst combining modern fittings. Including stained leaded glass, features fireplaces with multi-fuel stoves, original pitch pine staircase and stripped pine interior doors. In brief comprising; entrance porch, reception hall, lounge with bay window, open plan kitchen/dining/family room with modern range of units with granite worktops, utility room, rear porch with two useful stores and outside WC. First floor landing, three double bedrooms, well appointed family bathroom and box room. Second floor landing; floor fourth bedroom with en-suite cloakroom. Attractive gardens to front and rear with elevated decked patio/BBQ area taking full advantage of the setting and far reaching views. Gas central heating.

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.

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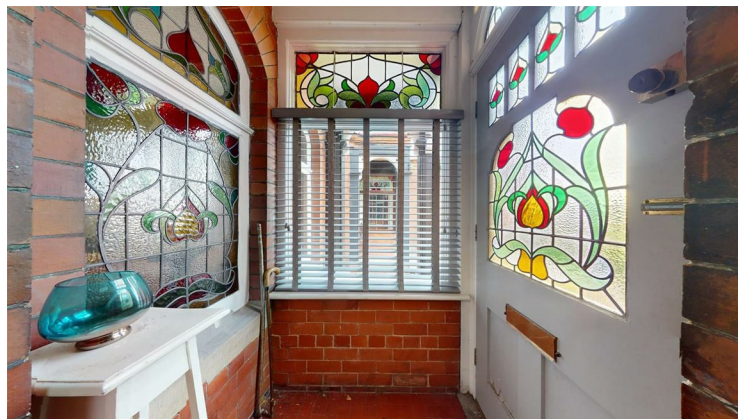
LOCATION

Fron Hyfryd is situated immediately below the historic Denbigh Castle, a designated Conservation area, yet it is within a few minutes walk of the High Street and the local amenities. The property has benefitted from a comprehensive and tasteful program of refurbishment in recent years to provide a most attractive period family home offering adaptable accommodation. Denbigh town centre offers a range of shops and supermarkets serving most daily needs, a choice of schools for all ages and leisure facilities.

THE ACCOMMODATION COMPRISES:

Wood panelled front door with feature stained and leaded glass to an Entrance Porch.

ENTRANCE PORCH



Side window and matching stained upper light, original quarry tiled floor and glazed wood panelled inner door to Reception Hall.

RECEPTION HALL

4.34 x 2.08 overall (14'3" x 6'10" overall)



Turned staircase to the first floor with pitch pine spindles and handrail and deep under stairs storage cupboard, continuation of the tiled floor, picture rail, radiator and stripped pine traditional internal doors to all rooms.

LOUNGE

4.65 into bay x 4.32 (15'3" into bay x 14'2")



An attractive and well proportioned room with a wide bay window to the front elevation enjoying far reaching views over the town and across to the surrounding hillside. Feature wooden fireplace surround with brick inset, slate hearth and multi-fuel stove, decorative covered ceiling, TV aerial point and double panelled radiator.

GARAGE

A single garage located to the top of the property with access off Ffordd Newydd.

COUNCIL TAX BAND

Denbighshire County Council - Band D.

TENURE

Understood to be Freehold

DIRECTIONS

From the High Street take the first left hand turning onto Love Lane. Follow the road up the hill and on reaching the top of the road bear left towards the Castle. Keep right whereupon the entrance to the property will be found on the left hand side denoted by the Agent's For sale board.

VIEWING

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

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

DCW/CC



COURTYARD

Located to the rear of the property with useful covered storage area.



CLOAKROOM/WC
2.26 x 1.09 (7'5" x 3'7")



Fitted with a white suite comprising; low flush WC and pedestal wash basin. Chrome tiled radiator.

OUTSIDE

FRONT GARDEN

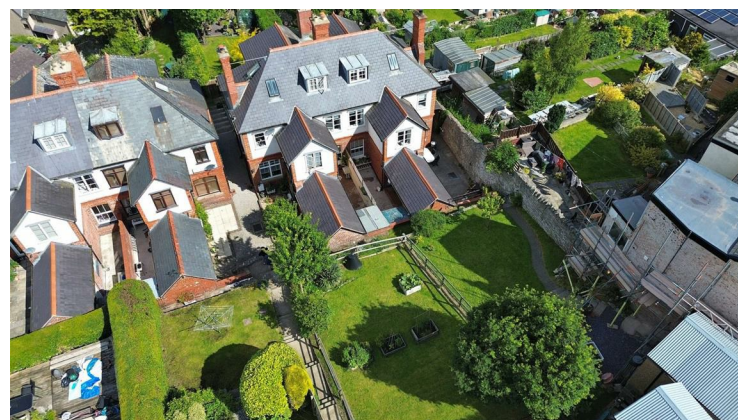


Enclosed front lawned garden with established hedging to

either side, gravelled and paved areas, stone walling and various mature trees. A shared pathway provides access down to Tan y Gwalia.



REAR GARDEN



To the rear is a long rectangular shaped lawned garden which has been landscaped with an elevated decked patio taking full advantage of the views over the town and across to the Vale of Clwyd and surrounding hillside. Outside taps and light.



KITCHEN/DINING/FAMILY ROOM
6.81 x 3.94 extending to 4.62 maximum (22'4" x 12'11" extending to 15'2" maximum)



A spacious open plan room fitted with an attractive range of 'duck egg' coloured wood grained fronted base and wall level units with a dividing peninsula unit and solid granite work surfaces with inset enamelled sink unit with preparation bowl and mixer tap. Matching up-stands, under cupboard lighting, plate rack and a recess for an electric range style cooker (available by separate negotiation). Integrated dishwasher, recessed ceiling lighting, exposed floorboards to the dining/family area, single glazed windows to two aspects and fireplace with tiled hearth and multi-fuel stove. Traditional style radiator and pine door to the Utility Room.



UTILITY ROOM
3.18 x 2.57 (10'5" x 8'5")



A large Utility Room with base cupboards and drawers, work surfaces over an inset sink unit and preparation bowl and mixer tap. Wall mounted Worcester gas fired central heating boiler, two windows, radiator, plumbing for washing machine and space for tumble dryer. Door to rear Porch.

REAR PORCH



Providing access to an enclosed courtyard and to a useful range of brick out-houses comprising; two store rooms, one with a window and power and light installed; and separate WC. There is also a small covered area to the side of the buildings.

STORE ROOM ONE

1.60 x 2.13 (5'3" x 7'0")

STORE ROOM TWO

1.42 x 1.42 (4'8" x 4'8")

FIRST FLOOR LANDING



Radiator, extended staircase to the second floor accommodation and strip pine panelled door to all rooms.

BEDROOM ONE

4.39 x 3.96 (14'5" x 13'0")



Window to the front elevation with superb views over the surrounding area, exposed floorboards and radiator.

BEDROOM TWO

4.27 x 3.05 maximum (14'0" x 10'0" maximum)



Window to the front with views, exposed floorboards and radiator.

BEDROOM THREE

4.06 x 2.69 (13'4" x 8'10")



Window to the rear, exposed floorboards and radiator.

BATHROOM

3.02 x 2.57 (9'11" x 8'5")



Refurbished bathroom with traditional style suite comprising; free-standing oval shaped bath with exposed 'claw' feet and a free-standing mixer shower tap, pedestal wash basin, large corner shower cubicle with overhead shower and low flush WC. Feature brick recess, exposed floorboards, shaped ceiling, wall light points, traditional radiator and window with views to the castle.



BOX ROOM/WALK-IN WARDROBE

3.05 x 1.88 overall (10'0" x 6'2" overall)

A useful room with fitted shelving and hanging rails, exposed floorboards, double panelled radiator and window.

SECOND FLOOR LANDING

Velux double glazed roof light with views of the castle and half-glazed inner door to Bedroom Four,

BEDROOM FOUR

8.23 length maximum x 2.67 reducing to 2.36 (27'0" length maximum x 8'9" reducing to 7'9")



A spacious bedroom with adjoining cloakroom/WC providing seating/study area. Dormer to the rear elevation with views towards the castle, conservation double glazed roof light, three radiators and built-in cupboard.