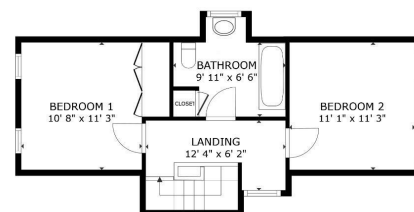


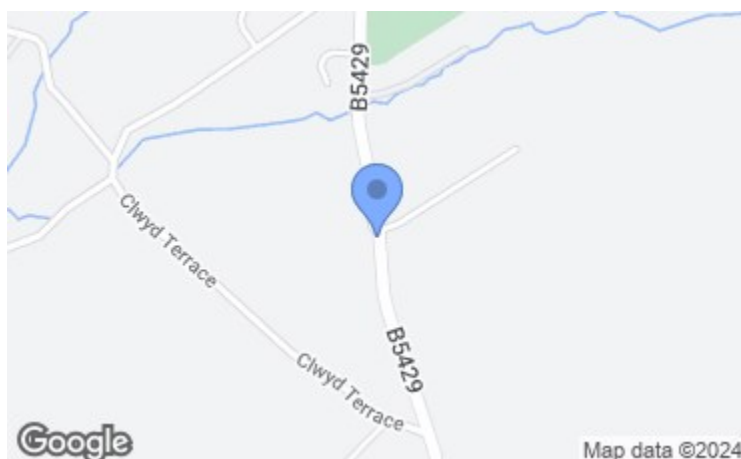
GROSS INTERNAL AREA
FLOOR 1 797 sq.ft., FLOOR 2 434 sq.ft.
TOTAL 1,231 sq.ft.

Matterport



GROSS INTERNAL AREA
FLOOR 1 797 sq.ft., FLOOR 2 434 sq.ft.
TOTAL 1,231 sq.ft.

Matterport



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			
		43	70
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Clwyd Nant
Llandyrnog, Denbigh, Denbighshire
LL16 4HB

Price
£355,000

AN ATTRACTIVE 2 BEDROOM DETACHED CHALET STYLE HOUSE SET WITH LARGE, VERY PRIVATE AND LANDSCAPED GARDENS WITH OPEN SOUTHERLY VIEWS OVER ADJOINING FARMLAND, LOCATED ON THE PERIPHERY OF THIS POPULAR VILLAGE COMMUNITY.

Offering potential for extension subject to consent it affords entrance hall, through lounge and large conservatory, day room/dining room, fitted kitchen and side porch. first floor landing, 2 double bedrooms and bathroom. Driveway with parking, detached former garage used as a workshop and adjoining hobby room. Mature and private gardens particularly to one side and rear with informal lawns, mature shrubs and specimen trees and greenhouse.

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.



LOCATION

Llandyrnog stands almost equidistant between Ruthin and Denbigh. Both towns provide a wide range of shopping facilities whilst the villages of Gellifor and Llandyrnog have popular primary schools.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Recessed entrance with outside light point, composite wood grain effect double glazed door leading to reception hall.

RECEPTION HALL

3.78m x 2.41m max (12'5 x 7'11 max)



Turned staircase rising off with enclosed understairs cupboard, double glazed window with decorative central pane overlooking the front garden, wood grain effect floor finish, panelled radiator.

LOUNGE

6.48m x 3.99m (21'3 x 13'1)



An attractive room, well lit with double glazed window to the southern elevation overlooking the garden and beyond adjoining farmland, splay bay window to front with double glazed units and shaped radiator, coved ceiling, Adams style fireplace with white surround, marble insert and raised marble hearth, TV point, further panelled radiator. Twin glazed Georgian style doors open to conservatory.



signposted Llandyrnog. B5104. Continue for some 2 miles and take the left turn signposted for the village. Continue for a further 2 miles and on entering the village the property is the first on the left.

COUNCIL TAX

Denbighshire County Council - Tax Band E

TENURE

Believed to be Freehold.

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.

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.

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.

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 Ruthin take the A494 mold road for some 2 miles and on entering Llanbedr D.C. turn left opposite The Griffin Inn

CONSERVATORY

4.09m x 3.43m (13'5 x 11'3)



A large room designed to take full advantage of the pleasing views to both the west and south over adjoining farmland, it has double glazed windows, twin glazed doors leading out and a terracotta style ceramic tiled floor.

DAY LOUNGE/DINING ROOM

5.38m x 3.38m (17'8 x 11'1)



Recessed fireplace with large slate hearth and freestanding wood burning stove, shallow bay double glazed window to front with blinds and shaped radiator, TV point.



KITCHEN

4.11m x 3.02m (13'6 x 9'11)



Fitted with a modern range of base and wall mounted cupboards and drawers with solid oak door and drawer fronts and contrasting stone effect working surfaces to include inset one and half bowl sink, inset four ring electric hob with oven, concealed hood, integrated fridge, tiled splashbacks, double glazed window with pleasing westerly views across the vale towards rolling countryside, painted boarded ceiling, wood grain effect floor finish, panelled radiator.



REAR PORCH

Modern composite wood grain effect double glazed stable door leading out, cupboard housing a modern Worcester oil fired boiler providing heating and hot water.

FIRST FLOOR LANDING



Double glazed window with views across the village towards the Clwydian Hills, wood grain effect floor finish, panelled radiator.

BEDROOM ONE

3.43m x 3.25m (11'3 x 10'8)



Two double glazed windows both with fine southerly aspect overlooking adjoining farmland and Clwydian Hills, fitted three door pine fronted wardrobe, panelled radiator.

BEDROOM TWO

3.43m x 3.38m (11'3 x 11'1)



Two double glazed windows to the gable, panelled radiator.

BATHROOM

3.02m x 1.98m (9'11 x 6'6)



White suite comprising panelled bath with electric shower over, pedestal wash basin and WC, fully tiled walls, airing cupboard with slatted shelving, double glazed window, radiator.

OUTSIDE



The house stands within mature and private grounds located on the periphery of the village. It is bounded to the village road by mature hedging together with a splayed entrance and brick pillars opening to a tarmac driveway providing ample space for parking three cars.

GARDENS



To the front is an enclosed and large shaped lawn with established and well stocked flower and shrub borders together with a central feature. The gardens extend around to the southern elevation of the house with further lawned areas interspersed with a number of specimen trees, variegated holly and silver birch, and thereafter the pathway extends through to the rear.

DETACHED FORMER GARAGE/WORKSHOP

3.66m x 1.83m (12' x 6')

Electric light and power installed.

DETACHED WORKSHOP/HOBBY ROOM

3.66m x 1.83m (12' x 6')

Further detached workshop/hobby room with electric light and power.

REAR GARDEN

A very secluded patio area behind the garage and hobby room also with established and well stocked flower and shrub borders with a profusion of specimen shrubs and trees and formal lawns together with a cypress arch leading through to the main garden. Here is a further flagged patio which extends around to one side of the conservatory together with two further large lawn areas and an aluminium framed greenhouse.