

Larkshill

Llanrhaeadr, Denbigh, Denbighshire

LL16 4NW

Price

£595,000

**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**  
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Cavendish Ikin trading as Cavendish Estate Agents Ltd.

A DECEPTIVELY SPACIOUS FIVE BEDROOM DETACHED HOUSE OF INDIVIDUAL DESIGN providing a well proportioned and highly appointed family home with four reception rooms and two bathrooms, set within mature and private gardens adjoining a minor country lane about 0.7 miles from the centre of Llanrhaedr village.

It comprises an enclosed porch, central hall, through lounge with dual aspect, snug, study, day lounge, large and modern fitted kitchen and dining room, L shaped rear hall, utility room, modern cloakroom and WC, first floor landing, bedroom one with en suite shower room, four further bedrooms and family bathroom, pull down ladder to a large boarded loft. Gated entrance with a tarmacadam driveway leading to one side providing ample parking and double car carport and garden store, mature and private gardens particularly to the rear with wide flagged patios and lawns. Inspection highly recommended.



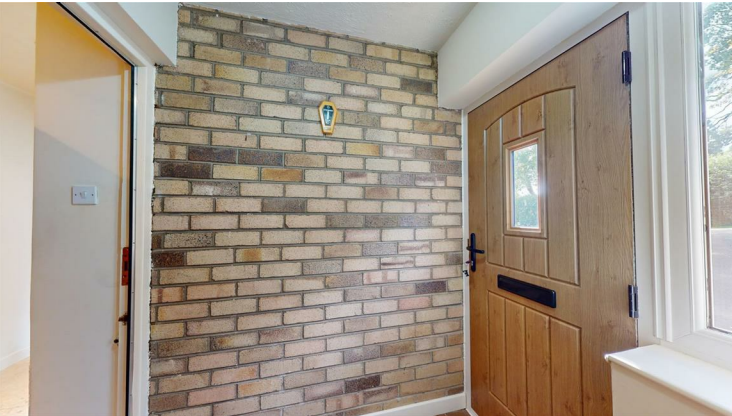
LOCATION



Llanrhaeadr is a small village community standing just off the A525 in the heart of The Vale equidistant Ruthin to Denbigh road, some fourteen miles from Mold. There is an Inn, restaurant, village store and primary school nearby whilst both towns provide a wide range of facilities.

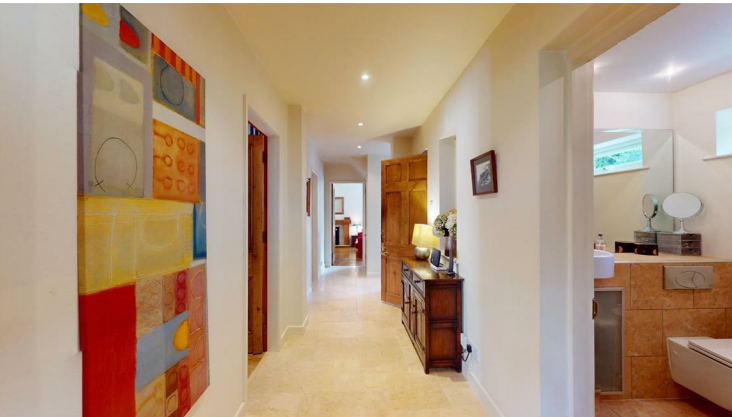
THE ACCOMMODATION COMPRISES

ENTRANCE PORCH



Oak effect composite and double glazed door leading to an enclosed entrance porch with heather brown tiled floor, double glazed window, feature exposed brickwork to one wall. Oak panelled door leading to central hall.

HALL



A spacious central hall with an impressive Travertine stone tiled floor, ceiling downlighters, turned staircase rising off with enclosed understairs cupboard.

CLOAKROOM



Refurbished with a contemporary suite with fitted cabinet to one wall with Travertine wall tiling to include a round basin with mixer tap and low level WC with concealed cistern, fitted shelving, large wall mirror, high level double glazed window, feature exposed brickwork, matching Travertine flooring.

LOUNGE

6.88m x 3.81m (227 x 126)



A light and airy through room with two double glazed windows to the front right hand corner affording a pleasing aspect over the garden together with a

REAR GARDEN



The rear garden is a particular feature of the house with a wide and raised riven stone flagged patio which interconnects between the two day lounges with low level walling and wide steps leading down to an informal lawned area with mature silver birch tree and flower and shrub borders.



DIRECTIONS

From the Agent's Ruthin Office proceed down Market Street and on reaching the roundabout take the second exit onto the main Denbigh road, continuing over the mini-roundabout to the second roundabout on the outskirts of town and take the second exit towards Denbigh. Continue for some four miles through the village of Llanrhaeadr and after some 500yds turn left to the front of the Primary School and before The Lodge ladies' clothes shop and café. Follow the road past the King's Head and Parish Church, and take the first left signposted Prion and immediately right. Follow the road for approximately one-third of a mile and the property will be found on the right hand side.

COUNCIL TAX

Denbighshire County Council - Tax Band G

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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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



BEDROOM THREE

4.17m x 3.53m (13'8 x 11'7)



Double glazed window to front, vaulted ceiling, two section mirror fronted sliding door wardrobe, panelled radiator.

BEDROOM FOUR

3.81m x 3.78m (12'6 x 12'5)



Vaulted ceiling, double glazed window to front, fitted double door wardrobe with hanging rail, panelled radiator.

BEDROOM FIVE

2.54m x 2.39m (8'4 x 7'10)



Access to under eaves storage, double glazed window, fitted Captain's bed with shelving and panelled radiator.

BATHROOM

2.77m x 1.75m (9'1 x 5'9)



Modern white suite comprising panelled bath with bi fold screen and electric shower over, wash basin and WC, attractive part tiled walls and floor to a Travertine style with two double glazed windows, extractor fan, chrome towel radiator.

OUTSIDE

The property stands in a secluded country lane setting about half a mile from the village of Llanrhaedr. It is approached over a wide tarmacadam splayed entrance with paling fence and low level wall to either side of a wide gated entrance. The driveway extends across the majority of the front elevation and around to the left hand side providing ample space for parking and access to the carport.

FRONT GARDEN



The front is bounded by mature hedging which provides a high degree of privacy together with shaped lawn and raised borders with steps leading up to a seating area and outside lighting.

CARPORT

Golden gravel surrounding providing ample space for parking three or four cars together with a double car open fronted carport with enclosed garden store room to one side with electric light and power installed.

large picture window with further windows to either side overlooking the rear. Adams style fireplace with Travertine tiling, heavy oak fire surround and inset coal effect Living Flame electric fire, TV point, pine floorboards, two panelled radiators.



SNUG

3.38m x 3.20m (11'1 x 10'6)



A cosy room with double glazed French windows opening to the large rear patio, fitted bookshelving and cabinets to one wall with concealed lighting, fitted cupboard housing a modern Worcester gas fired boiler providing heating and hot water, panelled radiator.

STUDY

3.38m x 2.87m (11'1 x 9'5)



Double glazed window to rear, fitted bookshelves to the majority of two walls together with louvre door cupboards, wood grain effect floor covering, panelled radiator.

KITCHEN/DINING ROOM

6.78m x 4.57m (22'3 x 15')



Large kitchen/dining room, the kitchen is fitted with an extensive range of base and wall mounted cupboards and drawers to a contemporary style with an off white finish to door and drawer fronts and contrasting stone effect working surfaces. It includes a peninsula divide with integrated wine cooler and storage cabinets. Inset one and half bowl stainless steel sink with a Quooker instant hot water tap, integrated dishwasher, inset four ring Neff induction hob together with two Neff ovens, stainless steel extractor hood and light and integrated Neff microwave. Further cabinet providing storage and recess for American style fridge/freezer with water point, feature exposed brickwork to one wall together with two large double glazed windows, ceiling downlighters, large heather brown tiled floor throughout. Panelled radiator, modern contemporary pipe radiator.





#### REAR HALL



L shaped rear hall with double glazed window leading to one side and parking area, glazed door leading to the south facing patio. Matching heather brown tiled flooring, panelled radiator.

#### DAY LOUNGE

5.56m x 3.61m (18'3 x 11'10)



Fitted display cabinets to the majority of one wall with inset desk. Double glazed French doors leading to the south facing garden and a further window overlooking the parking area, wood grain effect floor finish, panelled radiator.



#### UTILITY ROOM

3.18m x 2.41m (10'5 x 7'11)



Fitted with a modern range of base and wall mounted cupboards and drawers with a white high gloss finish to door and drawer fronts and white stone effect working surfaces to include inset single drainer sink with mixer tap, void and plumbing for washing machine, space for fridge, pull out waste bin door, broom cupboard.

#### FIRST FLOOR LANDING

Pull down ladder to an extensive loft which is boarded and extends across the main part of the house and with potential for conversion to provide additional space subject to usual consents being obtained. The landing opens into a small study area with louvre door under eaves cabinets, Velux roof light, louvre door linen cupboard with shelving.

#### INNER LANDING

Panelled radiator.

#### BEDROOM ONE

4.06m x 4.01m (13'4 x 13'2)



A spacious room with vaulted ceiling, large double glazed window to front, three section mirror fronted sliding door wardrobe, further under eaves storage, panelled radiator.

#### EN SUITE SHOWER ROOM

2.97m x 2.11m (9'9 x 6'11)



Luxury white suite comprising corner cubicle with glazed screen and high output electric shower, fitted cabinet with wash basin and storage cabinet, low level WC. Part tiled walls and floor in Travertine tiling, ceiling downlighters, extractor fan, modern towel radiator.

#### BEDROOM TWO

4.60m x 3.51m (15'1 x 11'6)



Vaulted ceiling, wide double glazed window overlooking the rear garden, fitted under eaves storage with louvre doors, panelled radiator.