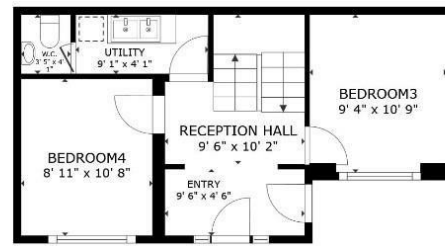




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 501 sq.ft. FLOOR 2 395 sq.ft. FLOOR 3 436 sq.ft.
TOTAL : 1,333 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



5 Llys Y Tywysog
Tremeirchion, St. Asaph, Denbighshire
LL17 0UL

Offers Around
£400,000

RECENTLY EXTENDED AND RE-MODELLED TO A VERY CONTEMPORARY DESIGN A DECEPTIVELY SPACIOUS 4 BEDROOM SPLIT-LEVEL DETACHED HOUSE WITH SPLENDID WESTERLY VIEWS ACROSS THE VALE OF CLWYD TOWARDS ERYRI AND THE NORTH WALES COAST.

This very attractive home stands within a highly regarded cul-de-sac in the centre of this rural village nestling on the west slopes of The Clwydian Hills. The house offers a light and airy home designed for modern living with the upper floor providing a splendid open plan lounge with adjoining dining and new fitted kitchen/breakfast room.

It affords a large reception hall with oak flooring and stairs leading to the upper and lower floors, bedroom 3 and 4, which could readily be utilized as a home office or snug, together with modern utility room and cloaks to ground level, study area, bedroom 2 and extended bedroom 1 with french windows to garden from the lower floor and upper floor lounge/dining/kitchen with external steps to garden. Large private gardens to the rear with patio, central lawn, raised beds and large store shed.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
England & Wales EU Directive 2002/91/EC		79	England & Wales EU Directive 2002/91/EC	
<small>Not energy efficient - higher running costs</small>		52	<small>Not environmentally friendly - higher CO₂ emissions</small>	

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

Tremeirchion is a small village community standing on the slopes of the Clwydian Hills some 5 miles from Denbigh and 10 miles from Ruthin. Whilst rurally situated, the village is within 3 miles of the A55 Expressway enabling ease of access across North Wales and Cheshire.

THE ACCOMMODATION COMPRISES

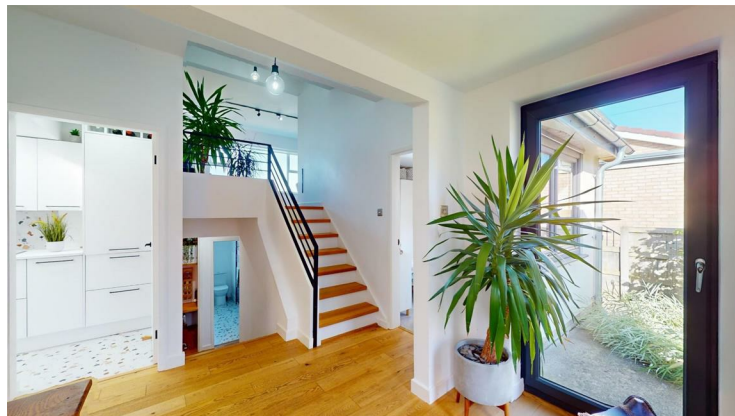
FRONT ENTRANCE



Wide anthracite coloured and composite panelled door leading in with two full depth obscured glazed panels to either side leading to entrance hall.

ENTRANCE HALL

4.47m x 2.90m (14'8 x 9'6)



A light and airy room benefiting from a full depth glazed window and door opening to one side, fine oak boarded floor and oak topped steps leading to both the upper and lower ground floors. Contemporary anthracite coloured column radiator.

BEDROOM THREE/SNUG

3.28m x 2.84m (10'9 x 9'4)



Wide double glazed window to front, oak flooring and panelled radiator.

BEDROOM FOUR/HOME OFFICE

3.25m x 2.72m (10'8 x 8'11)



Double glazed window to front, carpeted, panelled radiator.

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

OUTSIDE



The property is approached over a wide driveway providing ample space for parking two cars. The garden area is designed for low maintenance with a large slated area with raised timber lined flower beds. Gated access to the left hand side leading to the rear where there are two very useful store areas located beneath the external staircase.

The rear garden enjoys a predominately westerly aspect with a large central lawn, established and well stocked flower and shrub borders together with raised slate filled planters with a number of specimen trees, decked area and a large purpose built garden shed and workshop.



There is a wide flagged patio which extends across the width of the rear elevation of the house.



DIRECTIONS

From Denbigh Office proceed to the roundabout on the outskirts of the town and take the second exit onto the A525 St Asaph / Rhyl Road. After approximately one mile take the right hand turn, next to the Chapel signposted for Tremeirchion. On reaching the cross roads proceed straight on and follow this road for a further two miles until reaching the junction. Bear left for Tremeirchion and proceed into the village taking the second right hand turn into Llys y Tywysog.

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.

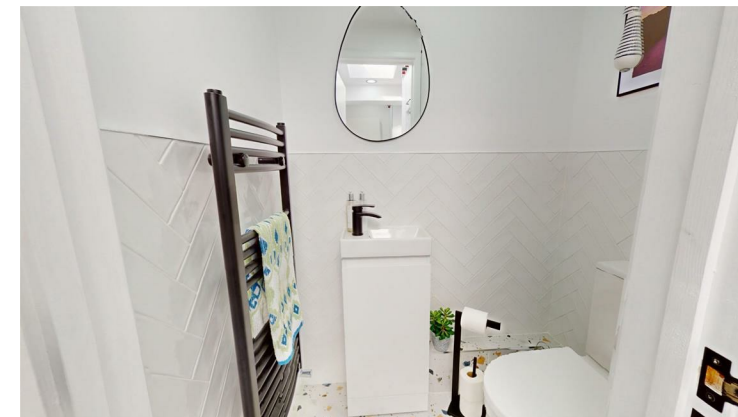
UTILITY ROOM

2.77m x 1.24m (9'1" x 4'1")



Refurbished with an extensive range of white fronted fitted cupboards and matching working surface to include an inset stainless steel sink with side bowl and mixer tap, voids and plumbing for both washing machine and tumble dryer above, double glazed skylight above with downlighters, attractive terrazzo effect tiled flooring which extends to the adjoining cloakroom, panelled radiator.

CLOAKROOM



Refurbished with vanity wash basin, low level WC, attractive wall tiling to dado, anthracite finished panelled radiator.

UPPER FLOOR OPEN PLAN LOUNGE, KITCHEN AND DINING R

8.43m x 4.19m (27'8" x 13'9")



The room has been designed to take full advantage of the splendid panoramic views in a westerly and southerly direction across the vale towards Eryri formerly known as Snowdonia and the north Wales coast.



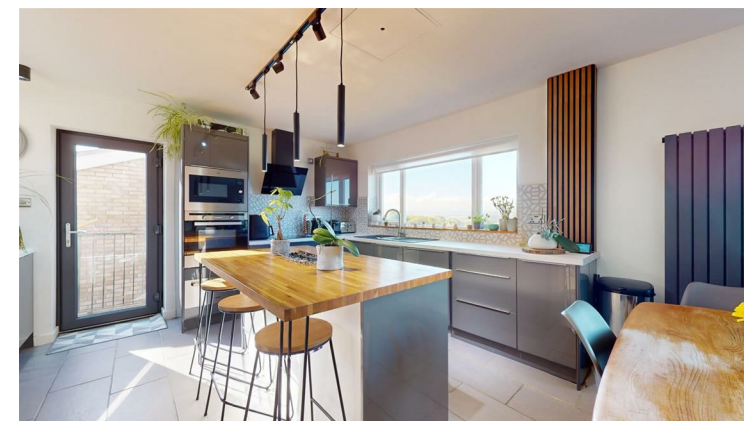
The lounge area has a wide picture window together with contemporary fireplace with inset Living Flame electric fire, TV point, light grey stone effect tiled flooring which extends through to the dining and kitchen areas.

VIEW ACROSS THE VALE



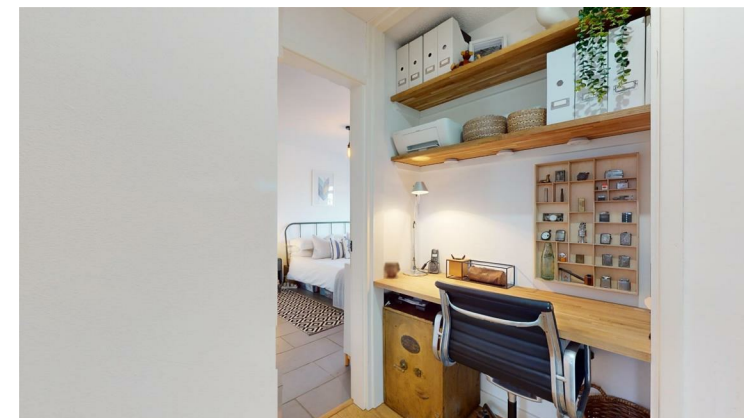
There is an inset one and half bowl sink with mixer tap and drainer, inset four ring electric hob with extractor hood above, integrated oven and microwave oven, space for upright fridge/freezer, integrated dishwasher, fitted cupboard, central island with drawers, cupboards and wide oak working surface providing a fitted breakfast bar. Modern anthracite coloured radiator, further window to front, glazed door leading to the external steps leading to the gardens and parking area.

From the picture window in the lounge



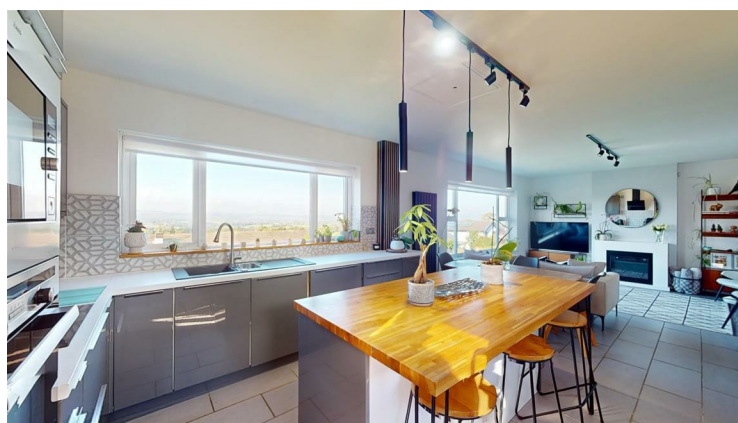
LOWER GROUND FLOOR

STUDY AREA



A very useful area with fitted desk and oak flooring.

KITCHEN/BREAKFAST AREA



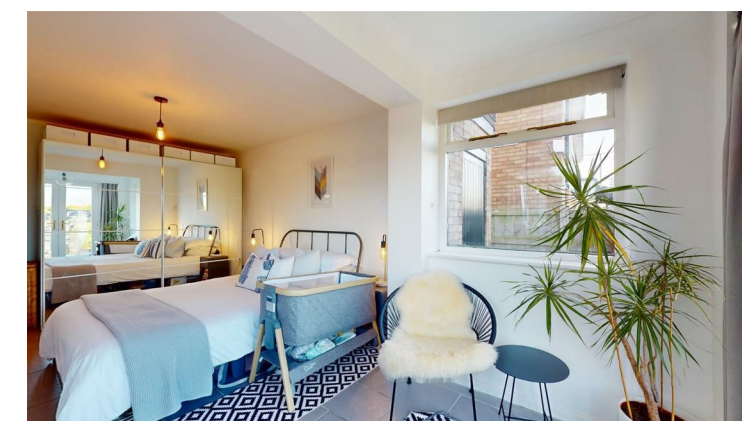
The kitchen has been refurbished with a contemporary range of base and wall mounted cupboards and drawers with a combination of anthracite and teal coloured finish to door and drawer fronts and contrasting white working surfaces.

BEDROOM ONE

7.09m x 3.00m (23'3 x 9'10)



A spacious and extended room with double glazed French doors opening to the garden, further windows to either side, light grey stone effect floor tiling, panelled radiator.



BEDROOM TWO

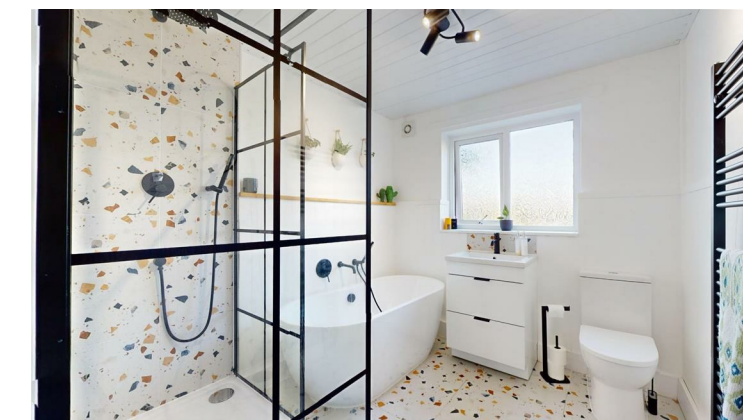
4.19m x 3.18m (13'9 x 10'5)



Double glazed window with pleasing aspect over the garden, panelled radiator.

BATHROOM

3.07m x 2.41m (10'1 x 7'11)



Refurbished with a luxury suite in white with freestanding and contemporary roll top oval shaped bath with shower attachment. Separate walk in shower cubicle with glazed screens and high output shower, vanity with cupboards and bowl and low level WC. Double glazed window, anthracite colour towel radiator. Attractive terrazzo style floor tiling.