

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	73

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



# Tanrallt Brookhouse

Denbigh, Denbighshire  
LL16 4RD

Price  
£560,000

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.



A GREATLY EXTENDED AND HIGHLY APPOINTED FIVE BEDROOM DETACHED HOUSE with two large and versatile reception rooms, luxury fitted kitchen/breakfast room and attached double garage, located in a semi rural position on the periphery of Denbigh with easterly views to the front towards the Clwydian Hills.

This imposing family home has benefited from extension and remodelling to provide a spacious residence. Benefiting from a recent upgrade with an air source heating system, the accommodation affords an enclosed entrance porch opening to a wide central hall, spacious through lounge and 28' x 13' through dining/family room, inner hall with shower room and WC, extended and newly refurbished luxury fitted kitchen/breakfast room and side porch/utility. First floor landing, five bedrooms, bathroom, newly refurbished shower room. Wide splayed entrance with ample parking for several vehicles together with attached double garage. Informal lawned gardens to both sides with mature hedging, patio area and small greenhouse. Inspection recommended.



## LOCATION



The Brookhouse area is located on the southern boundary of Denbigh town, close to the A525 enabling ease of access throughout the Vale and is about 0.5 mile from primary and secondary schools on Ruthin Road and convenient for the wide range of shops available on lower Vale street.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Painted and decoratively glazed double glazed door with full depth panels to either side leading to reception hall.

### RECEPTION HALL

Heather brown tiling in part, staircase rising off with spindles, painted balustrade, coved ceiling, panelled radiator.

### LOUNGE

7.62m x 4.17m (25' x 13'8)



An attractive and well lit room with double glazed window to front with views towards the Clwydian Hills, further window

to rear, coved ceiling, oak veneered flooring, inset log burner fire grate with raised slate hearth, TV point, two panelled radiators.



### DINING ROOM/DAY LOUNGE

8.56m x 3.99m (28'1 x 13'1)



A through room which provides a versatile space with square bay window to front also with views of the Clwydian Hills, further window to one side, ceiling downlighters, ornate cast

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



## CENTRAL HEATING

The property benefits from a recently installed air source heating system with the heat exchanger installed to the roof of the adjoining double garage. It interconnects with the heating system and panelled radiators throughout and domestic hot water.

## OUTSIDE



The property stands on the periphery of Brookhouse on the old Ruthin road between the Whitchurch Road and A525. It is bounded by a low level wall with a wide splayed entrance and timber gates leading to a parking area which extends across the front of the attached garage and to one side providing ample space for parking a caravan or boat. Adjoining is a lawned wildflower garden.

To the front of the house is a lawned garden with established and well stocked flower borders which extends around to the north western side of the house where it provides a more extensive lawned area with timber framed greenhouse, raised flagged patio with low level wall and thereafter a walkway extends along the rear elevation off which is a very useful garden store room.

## ATTACHED DOUBLE GARAGE

5.49m max x 4.72m max (18'0" max x 15'5" max )

Overall measurement to include closet with WC to the rear corner. It benefits from an electrically operated roller shutter door leading in, single glazed window to side, door to rear.



## DIRECTIONS

From Ruthin take the A525 Denbigh Road and follow the road for some 7 miles until reaching Denbigh. On approaching the town take the right turning immediately before the Brookhouse Mill Inn whereupon the property will be found on the left hand side.

## COUNCIL TAX

Denbighshire County Council - Tax Band F.

## TENURE

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

iron multi fuel fire grate on a red quarry tile hearth, fitted glazed display cabinets with shelving to recess, panelled radiator.



## STORE ROOM

Enclosed understairs store room with window, wall shelving and heather brown tiled floor.

## INNER HALL

Window to front, panelled radiator.

## CLOAKROOM

Cloakroom with coat hooks leading through to shower room.

## SHOWER ROOM

Fitted cubicle with bi fold screen and electric shower, wash basin and WC, fully tiled walls, extractor fan, mirror, radiator.

## KITCHEN/BREAKFAST ROOM

5.56m max x 4.83m max (18'3 max x 15'10 max)



Refurbished L shaped kitchen/breakfast room, recently modernised to a high quality contemporary design with high gloss finish to door and drawer fronts providing a contrast of white marble effect composite working surfaces, upstand and windowsill, it has an inset AEG induction electric hob with glass upstand and Elica extractor hood and light above, integrated AEG double oven and microwave oven, pan drawers, integrated AEG dishwasher, integrated fridge and freezer, corner carousels. It is a well lit room with two double glazed windows, one affording views across towards the Clwydian Hills together with a wide double glazed patio window opening to the side patio and garden. Panelled radiator.







#### SIDE HALL/UTILITY

2.44m x 2.29m (8' x 7'6)

Fitted base and wall cupboards with double drainer sink, void and plumbing for washing machine, glazed door to rear.

#### FIRST FLOOR MAIN AND INNER LANDINGS

Double door linen cupboard also housing the high pressure insulated water cylinder and controls for the air source heating which provides the central heating and domestic hot water. The inner landing widens to provide a useful study area with Velux roof light.

#### BEDROOM ONE

4.06m x 3.89m (13'4 x 12'9)



Partially vaulted ceiling with two windows to front and one to side, all of which have views across farmland towards the Clwydian Hills, panelled radiator.

#### BEDROOM TWO

3.73m x 3.66m (12'3 x 12')



Dual aspect, wood grain effect flooring, radiator.

#### BEDROOM THREE

4.75m x 2.74m (15'7 x 9')



Dual aspect with views towards the Clwydian Hills, wood grain effect flooring, panelled radiator.

#### BEDROOM FOUR

4.75m x 2.74m (15'7 x 9')



Dual aspect, wall light points, wood grain effect flooring, radiator.

#### BEDROOM FIVE

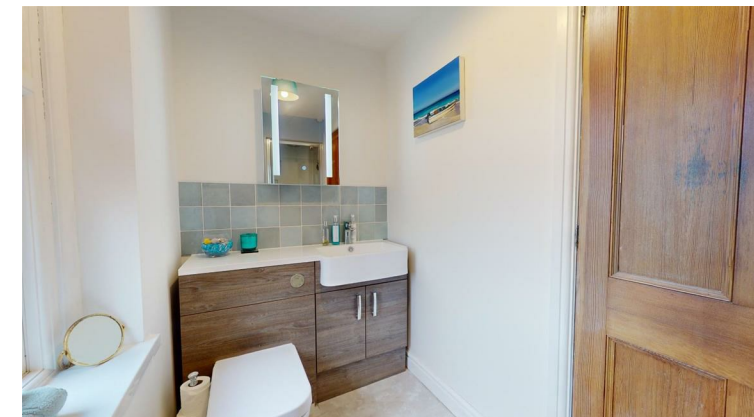
3.91m x 2.51m (12'10 x 8'3)



Dual aspect with two double glazed windows, vaulted ceiling, panelled radiator.

#### SHOWER ROOM

2.77m x 1.30m (9'1 x 4'3)



Recently refurbished with a luxury suite comprising walk in cubicle with glazed screen, high output shower with monsoon style head, fitted cabinets to one wall incorporating wash basin, working surface and low level WC, wood grain effect finish to cabinets, wall mounted mirror and light, tiled splashback, extractor fan, chrome towel radiator.

#### BATHROOM

3.78m x 2.57m (12'5 x 8'5)

White suite comprising large and shaped panelled Air bath, pedestal wash basin and WC, fully tiled walls with decorative motif, wall mounted medicine cabinet and light, panelled radiator.