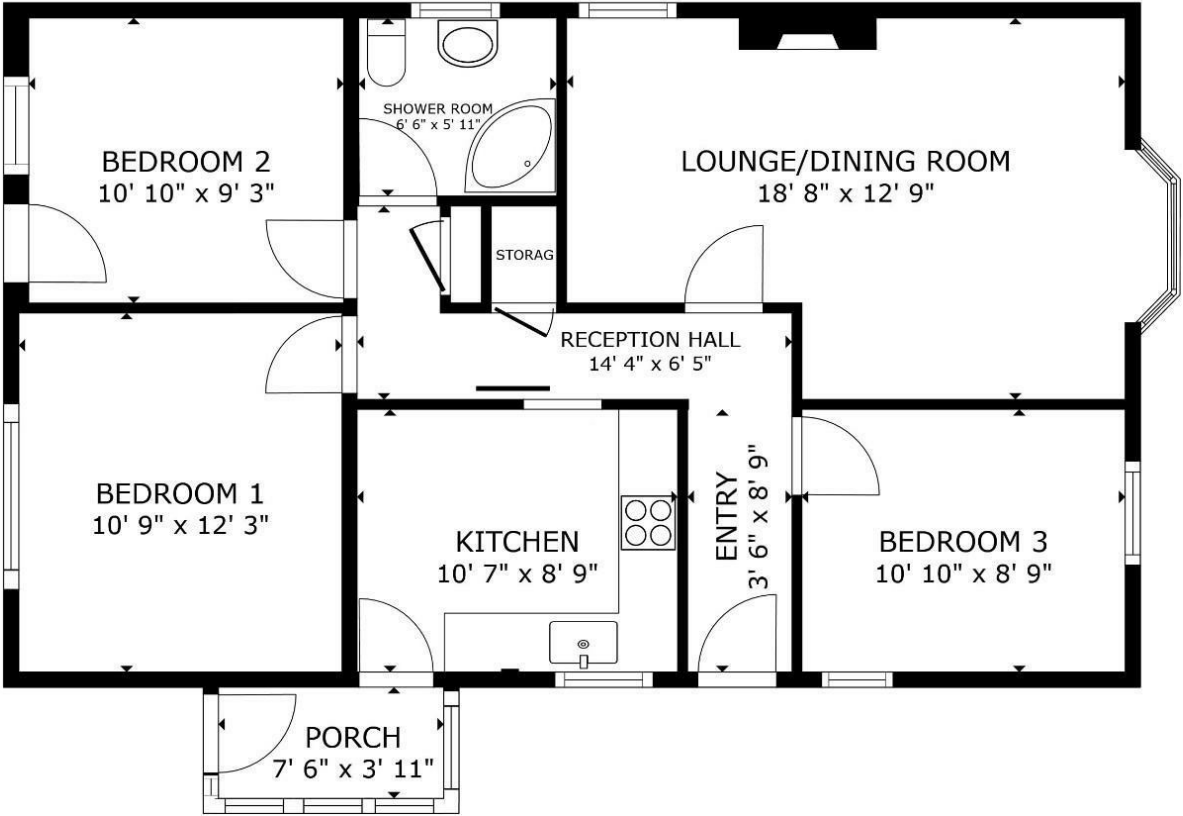
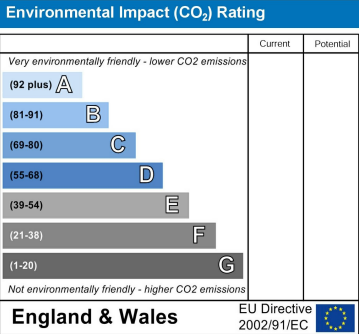
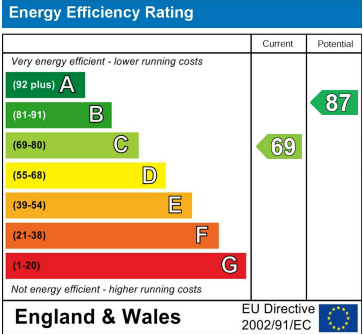
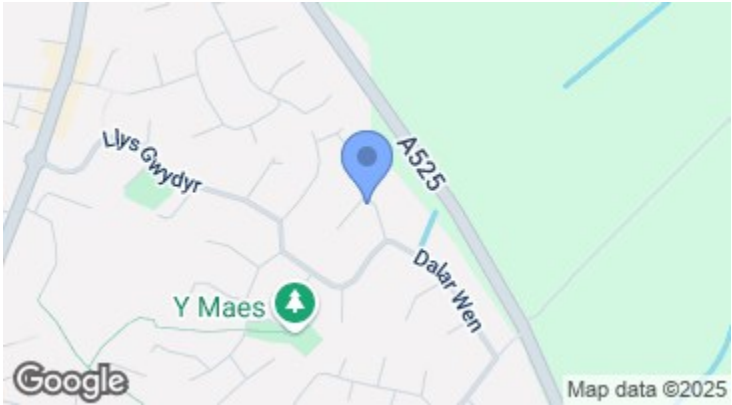


7 Llys Alafowlia, Denbigh, Denbighshire, LL16 3HX



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 841 sq.ft.
TOTAL : 841 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cavendish

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7 Llys Alafowlia
Denbigh, Denbighshire,
LL16 3HX

Price
£265,000

A THREE BEDROOM DETACHED BUNGALOW STANDING IN A LARGE CORNER PLOT WITH TWO DRIVEWAYS PROVIDING PARKING FOR FOUR CARS AND DETACHED BRICK BUILT GARAGE LOCATED WITHIN THIS POPULAR RESIDENTIAL CUL-DE-SAC JUST OFF DALAR WEN, ABOUT 0.75 MILE FROM THE TOWN CENTRE.

It affords a side entrance to an L-shaped hall, attractive lounge/dining room, kitchen with outbuilt rear porch, three bedrooms; one with a glazed door leading to the extensive west facing patio, modern shower room and WC, double glazing and gas heating, brick paved main drive providing space for parking two cars together with well maintained lawned gardens with flower borders extending to the front on one side, large enclosed and private flagged patio area to rear with detached garage and parking for two further vehicles beyond. 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.

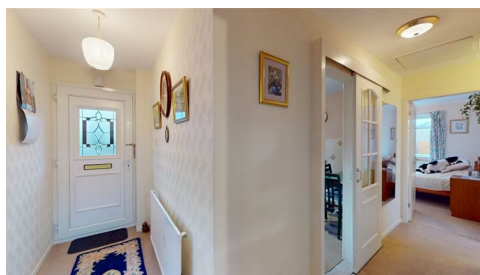
Cavendish Ikin trading as Cavendish Estate Agents Ltd.

LOCATION

Denbigh is an historic market town situated within the heart of the Vale of Clwyd and within 7 miles of the A55 Expressway at St Asaph which provides ease of access along the North Wales Coast to Chester and the motorway network beyond. The town provides a good range of shopping facilities catering for most daily needs to include supermarkets, public library and post office.

THE ACCOMMODATION COMPRISES**SIDE ENTRANCE**

Side recessed entrance with uPVC double glazed door leading to an L-shaped reception hall.

RECEPTION HALL

L-shaped reception hall with access to roof void, fitted linen cupboard with slatted shelving and a lagged cylinder, further cloaks cupboard and panelled radiator.

LOUNGE

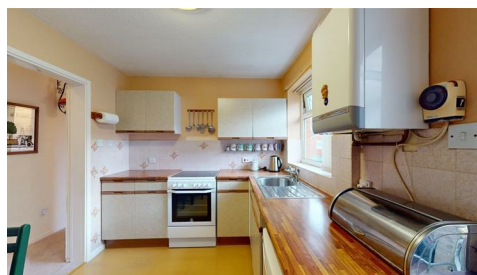
5.69m x 3.89m (18'8" x 12'9")



An attractive well lit room with a dual aspect. It has two double glazed windows, one a bow window with deep sill, coved ceiling, Adam style fireplace and hearth in a cream marble with inset coal-effect gas fire, TV point, two panelled radiators.

**KITCHEN**

3.23m x 2.67m (10'7" x 8'9")



Fitted base and wall units with roll edge woodgrain-effect working surfaces to include inset single drainer sink, space for slot-in electric cooker, space for fridge, double glazed window, Baxi wall mounted gas boiler providing heating and hot water, radiator and a double glazed door leading to outbuilt side porch.

SIDE PORCH

2.29m x 1.19m (7'6" x 3'11")

With double glazed windows and door leading out. Plumbing for washing machine and panelled radiator.

BEDROOM ONE

3.73m x 3.28m (12'3" x 10'9")



Double glazed window to rear, coved ceiling, panelled radiator.

BEDROOM TWO

3.30m x 2.82m (10'10" x 9'3")



Double glazed window and door to rear opening to a large and secluded patio, panelled radiator.

BEDROOM THREE

3.30m x 2.67m (10'10" x 8'9")



Dual aspect with two double glazed windows, one affording views along the development towards occluding hills, panelled radiator.

SHOWER ROOM

1.98m x 1.80m (6'6" x 5'11")



Modern white suite comprising floor level corner cubicle with glazed screen and Mira shower, pedestal wash basin and WC. Fully lined walls in marble-effect board, tiled floor, double glazed window, extractor fan and a chromed towel radiator.

OUTSIDE

The property stands within a large corner plot. To the front is a long brick paved drive providing parking space for two cars. Adjoining it is bounded by a fence with a large shaped lawn which extends round the right-hand elevation to the rear parking area. It has established and well stocked flower shrub borders and a pathway leading round to the rear. To the front of the garage is a double width concrete driveway providing parking space for a further two cars.

REAR GARDEN

The rear garden is a particular feature of the

bungalow as it enjoys a predominantly westerly aspect. It has been designed for low maintenance being mainly flagged with an extensive area between the bungalow and the detached garage together with a gravelled area and a timber panelled garden shed.

**DETACHED GARAGE**

5.38m x 2.59m (17'8" x 8'6")

With metal up and over door to the front, electric light and power installed, double glazed window and door to side.

DIRECTIONS

From the centre of Denbigh proceed down Vale Street and turn right at the traffic lights onto Ruthin Road. Continue passed the High School and take the next left into Trewen. Follow the road to its furthest point and bear left into Dalar Wen and then take the first right after the dip in the road into Llys Alafowlia. The bungalow is on the left.

TENURE

Believed to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band C

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/SC