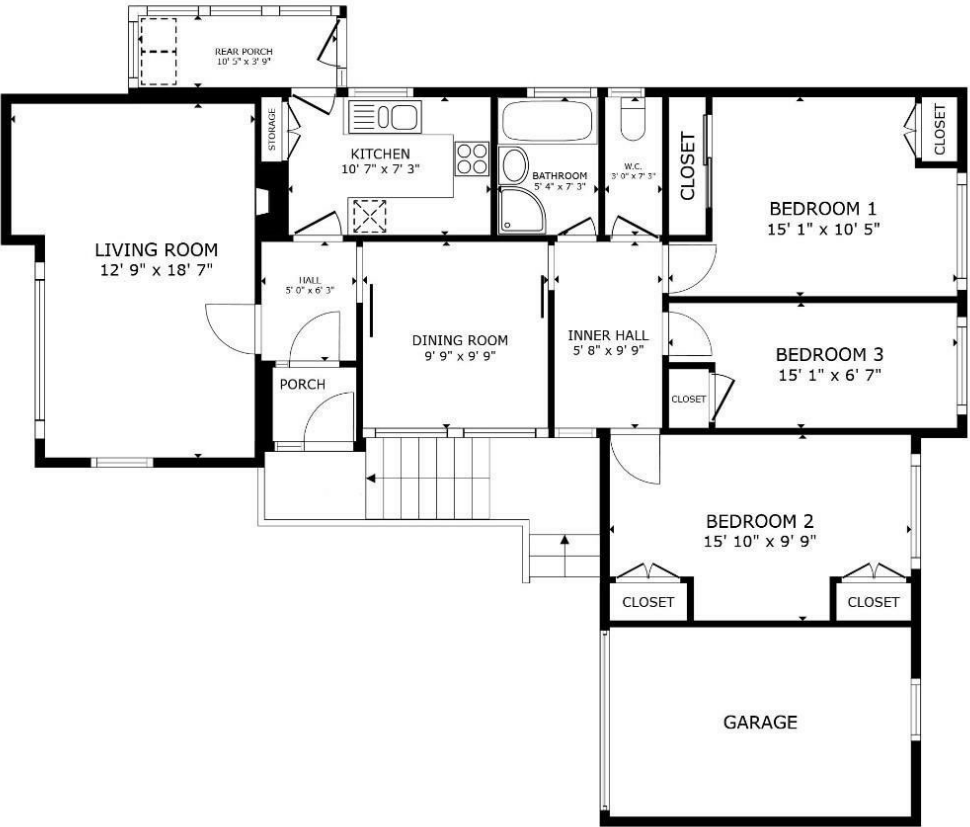


28 Accar Y Forwyn, Denbigh, Denbighshire, LL16 3PW



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,069 sq.ft.
EXCLUDED AREAS : VERANDA 83 sq.ft. GARAGE 157 sq.ft.
TOTAL : 1,069 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

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	



28 Accar Y Forwyn
Denbigh, Denbighshire
LL16 3PW

Price
£235,000

AN INDIVIDUALLY DESIGNED THREE BEDROOM DETACHED BUNGALOW WITH GARAGE standing in an elevated setting with fine views over the town, across to Denbigh castle and surrounding countryside. Designed to a spacious plan with two reception rooms and benefiting from replacement UPVC double glazed windows and exterior doors with matching fascia boards in 2021 and gas fired central heating. To the rear is a good size enclosed lawned garden with extensive paved patio areas and views over the town towards the castle. The immaculately maintained accommodation in brief comprises; entrance porch, reception hall, spacious living room, separate dining room, kitchen with integrated appliances, side porch, inner hallway, three good size bedrooms, all with built-in wardrobes, and bathroom with shower and separate WC. Long driveway for three cars and attached garage. No onward chain.

St Asaph 7 miles - Chester 33 miles - Llandudno 36 miles



www.cavendishproperties.co.uk

LOCATION



Dating from circa 1969 the property is built of attractive light toned brick beneath a tiled roof and forms part of this established development of individually designed homes within walking distance of the town centre. Denbigh is an Historic market town situated in the heart of the Vale of Clwyd and is 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, major banks, public library and post office; as well popular schools for all ages and leisure facilities.

THE ACCOMMODATION COMPRISES



The property is approached via wide steps leading up to the front door. A modern composite double glazed front door with matching side panel leads to entrance porch.

ENTRANCE PORCH



Coved ceiling and full length glazed inner door to reception hall.

RECEPTION HALL



Radiator and coved ceiling.



DIRECTIONS

From the High Street in Denbigh follow the road to the Lenton Pool roundabout and take the second left onto Henllan Street whereupon Accar y Forwyn is then the first turning on the right. Follow the road around to the left and up the hill and No 28 will be found on the right hand side.

TENURE

Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band E

AGENTS NOTE

In accordance with the Estate Agent's Act 1979, as amended 1992, we advise that the vendor of the property is related to an employee of Cavendish Estate Agents.

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.

DW/PMW

OUTSIDE



GARAGE

5.21m x 2.41m (17'1" x 7'11")

Up and over door, high level double glazed window with frosted glass, power and light installed, gas and electricity meters.

REAR GARDEN



To the rear is a good size fully enclosed garden with part lawned and paved areas with newly installed panelled fencing extending to the boundaries. There is also a timber garden shed and an outside tap.

FRONT GARDEN



Neat front lawned garden with stone walling and shrubbery borders.

LIVING ROOM

5.74m x 3.33m extending to 3.86m into recess (18'10" x 10'11" extending to 12'8" into recess)



A spacious and well lit room with a wide double glazed window to the front and further window to side gable with views over the surrounding area across to Denbigh castle. Feature oak fireplace surround with marble style insert and hearth and coal effect gas fire with back boiler serving the heating and domestic hot water systems. Coved ceiling, three wall light points, two double panelled radiators and TV aerial point.



DINING ROOM

3.00m x 2.95m (9'10" x 9'8")



Double glazed window to side elevation, coved ceiling, radiator and sliding internal door leads through to the inner hallway.



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KITCHEN

3.25m x 2.11m (10'8" x 6'11")



Fitted with a range of wood effect fronted base and wall units with contrasting mottle effect work surfaces, inset sink unit with preparation bowl and mixer tap and tiled splashback. Integrated appliances comprising double electric oven, ceramic hob, cooker hood and fridge. Void and plumbing for washing machine, built-in double airing cupboard with hot water cylinder tank, new vinyl floor covering and double glazed window. Half-glazed internal door to side porch.



SIDE PORCH

3.10m x 1.14m (10'2" x 3'9")

UPVC double glazed windows, matching exterior door to the garden, tiled floor, coat hooks and power points.

INNER HALLWAY

3.00m x 1.70m (9'10" x 5'7")



Small double glazed window, loft access, radiator. and white panelled interior doors lead to all rooms.

BEDROOM ONE

4.70m x 3.15m max overall into recess (15'5" x 10'4" max overall into recess)

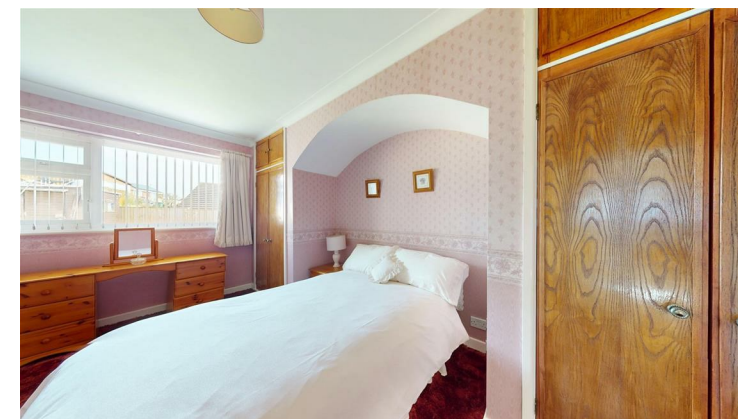


A spacious room with double glazed window overlooking the garden, range of built-in wardrobes to either side, coved ceiling and radiator.

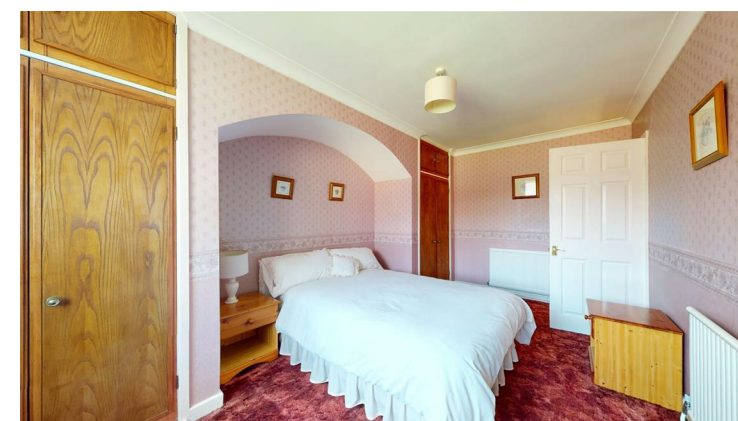


BEDROOM TWO

4.85m x 2.95m max overall (15'11" x 9'8" max overall)



A spacious second bedroom with double glazed window to the rear, two deep built-in double wardrobes with locker type storage cupboards above and two panelled radiators.



BEDROOM THREE

4.72m x 2.01m max overall (15'6" x 6'7" max overall)



Double glazed window to the rear, built-in wardrobe and radiator.

BATHROOM

2.11m x 1.65m (6'11" x 5'5")



Fitted with a light coloured three piece suite comprising pine panelled bath, corner shower cubicle with Mira Advance electric shower and pedestal wash basin. Fully tiled walls, new vinyl floor covering, radiator, extractor fan and double glazed window with frosted glass.

SEPARATE WC

Matching WC and double glazed window.