

17 Trem Y Grug, Llandegla, Wrexham, Denbighshire, LL11 3EJ

Cavendish  
ESTATE AGENTS

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GROSS INTERNAL AREA  
FLOOR 1: 539 sq. ft, FLOOR 2: 641 sq. ft  
TOTAL: 1,180 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 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		



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Llandegla, Wrexham, Denbighshire,  
LL11 3EJ

Price  
£300,000

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.

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Ombudsman

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Forming part of a modern cul-de-sac near the centre of the village, a four bedroom detached house with integral garage and large north-easterly facing garden to rear with pleasing aspect over farmland. This attractive family home affords a canopy entrance, reception hall, lounge with deep bay window, dining room with French windows opening to the garden, quality fitted kitchen / breakfast room with some built in appliances and adjoining utility room, cloakroom and WC;  
First floor large landing, main bedroom with integrated wardrobes and en-suite shower room, three further bedrooms and bathroom. Integral garage and parking for two cars, enclosed lawned garden to rear with deck, kitchen garden with raised beds and lovely views.



LOCATION

Llandegla is a small village with primary school and community shop off the A525 approximately 8 miles equidistant between Wrexham and Ruthin and some 16 miles from Chester via the A5104.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Canopy entrance with recessed porch and a woodgrain effect composite and double glazed door leading to hall.

HALL

Staircase rising off, coved ceiling, woodgrain effect floor finish, panelled radiator.

LOUNGE

4.70m x 3.63m (15'5" x 11'11")



An attractive room with a deep square bay window to front with double glazed windows, feature Adams style fireplace and hearth in a polished black granite with inset coal effect electric fire, coved ceiling, TV point, panelled radiator.

KITCHEN

3.35m x 3.18m (11' x 10'5")



Fitted with a modern range of base and wall mounted cupboards and drawers with woodgrain effect finish to door and drawer fronts and contrasting stone effect working surfaces including an inset one and half bowl sink with drainer and mixer tap, insert Siemens four ring hob with glass upstand and extractor hood,

integrated double oven, integrated Indesit dishwasher, fridge and freezer, attractive tiled splashback, double glazed window overlooking the rear garden and fields beyond. Archway to adjoining utility/side porch.

UTILITY/SIDE PORCH

2.36m x 1.57m (7'9" x 5'2")



Matching base and wall units, rolled top working surface to include inset single drainer sink, void and plumbing for washing machine, matching tiling, wall mounted Potterton gas fired combination boiler providing heating and hot water, ceramic tiled floor which matches the tiling to the kitchen area, glazed door leading to rear.

DINING ROOM

3.35m x 3.30m (11' x 10'10")



Double glazed French doors opening to the rear garden, coved ceiling, enclosed downstairs cupboard, panelled radiator.

CLOAKROOM

Located off the utility area with low level WC and corner wash basin with tiled splashback, extractor fan, radiator.

FIRST FLOOR CENTRAL LANDING

Fitted airing cupboard with slatted shelving, access to roof void.

BEDROOM ONE

3.76m x 3.18m (12'4" x 10'5")



Located to the rear of the house as it benefits from far reaching views over fields and rolling countryside, it has a double glazed window, two built-in double door wardrobes providing a combination of hanging rails and shelf, panelled radiator.

EN SUITE SHOWER ROOM

2.97m x 1.45m (9'9" x 4'9")



White suite comprising large floor level tray with glazed screen and electric shower over, fully tiled walls to the shower area, pedestal wash basin with tiled splashback, low level WC, mirror fronted medicine cabinet, extractor fan, double glazed window, ceramic tiled flooring, panelled radiator.

BEDROOM TWO

4.19m x 2.31m (13'9" x 7'7")



Double glazed window to front, panelled radiator.

BEDROOM THREE

3.28m x 3.10m (10'9" x 10'2")



Double glazed window to front, panelled radiator.

BEDROOM FOUR

3.18m x 2.16m (10'5" x 7'1")



Double glazed window to rear with far reaching views, panelled radiator.

BATHROOM

2.72m max x 2.11m max (8'11" max x 6'11" max)



Modern white suite comprising panelled bath with glazed screen and electric shower over, pedestal wash basin with tiled splashback and low level WC, tiled flooring, extractor fan, double glazed window, mirror fronted medicine cabinet, panelled radiator.

OUTSIDE

The property stands to the centre of this popular and established residential cul de sac. There is a wide tarmacadam driveway leading in providing space for parking two cars together with access to the integral garage. The front garden is designed

for low maintenance being mainly slated interspersed with specimen heathers and shrubs. Access to one side leads to the rear.

REAR GARDEN



The rear garden enjoys a predominately north-easterly aspect with a paved pathway, central lawn, raised timber decked area and an established kitchen garden with two raised beds, wood barked area providing patio and ornamental garden to one side.



DIRECTIONS

From Mold take the A541 Wrexham Road proceeding into the village of Pontblyddyn and on passing the BP petrol station turn right at the cross roads onto the A5104 Corwen Road. Follow this road for approximately 9 miles until reaching Llandegla, and as you enter the village ( before the traffic lights ) take the right handed turning onto the Village Road, and then immediate right into Trem Y Grug. On entering the estate, bear left and Number 17 will be observed on the right.

TENURE

Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band F

\*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

\*EXTRA SERVICES - REFERRALS

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.

\*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.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW