

Eryl Trefnant, Denbigh, Denbighshire, LL16 4UN

Cavendish
ESTATE AGENTS

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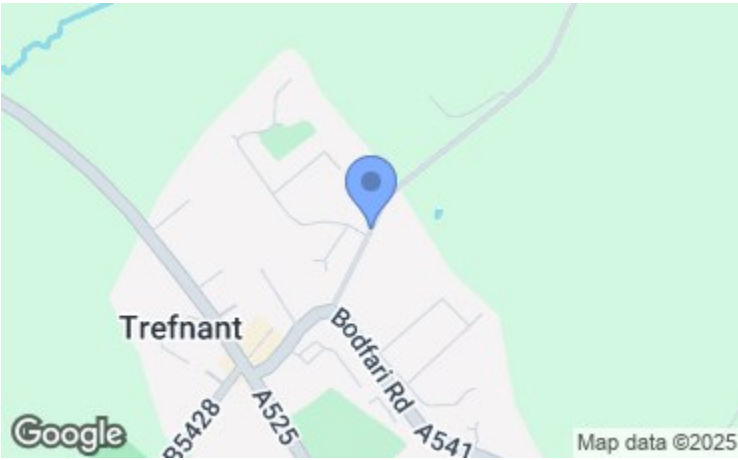
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GROSS INTERNAL AREA
FLOOR 1 1,565 sq.ft. FLOOR 2 1,483 sq.ft.
EXCLUDED AREAS : DOUBLE GARAGE 307 sq.ft.
TOTAL : 3,048 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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 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		
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Not environmentally friendly - higher CO ₂ emissions		
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Price
£595,000

AN IMPOSING FIVE/SIX BEDROOM DETACHED HOUSE OF INDIVIDUAL DESIGN offering very spacious and versatile rooms set within mature gardens to a predominately rural setting just on the periphery of the village some 2 miles south of St Asaph and the A55 Expressway.

This very attractive architect designed home affords an elegant outbuilt porch with high vaulted ceiling, large central hallway with turned staircase, lounge, conservatory, study, day lounge, dining room and large fitted kitchen with adjoining breakfast room. Rear hallway with utility room and shower room with WC, first floor landing, large master suite with double bedroom, walk-in dressing room/bedroom six and shower room, four further bedrooms and family bathroom. Extensive gravelled forecourt with large integral garage, enclosed and very private gardens to rear with pleasing views over adjoining farmland, it has benefited from extensive landscaping with secluded patios, gravelled areas, lawn, and fish pond. Inspection recommended.

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The Property
Ombudsman

www.cavendishproperties.co.uk

LOCATION

Trefnant is a small village community set within The vale of Clwyd, almost equidistant between Denbigh and the city of St.Asaph some 2.5 miles distant. The village enjoys easy access to the A55 expressway making the coastal towns of Prestatyn and Rhyl and East towards Deeside and Chester within easy reach.

THE ACCOMMODATION COMPRISES

RECEPTION PORCH



Woodgrain effect and decorative leaded effect glazed windows and door with arch light above leading to an outbuilt reception porch with high vaulted ceiling, exposed purlins, two leaded effect double glazed windows, fine solid stone slab floor, panelled radiator. Oak panelled inner screen with glazed door and side panels leading to a central hall.

CENTRAL HALL



Fine oak panelled staircase with balustrade and newels rising to first floor, herringbone woodblock floor with oak internal doors and detailing, decorative moulded coved ceiling, panelled radiator. Twin glazed doors opening to the lounge.

LOUNGE

6.78m x 4.72m (223" x 156")



A spacious room to the rear of the house with matching double glazed windows and double glazed French doors opening to the conservatory. It also benefits from a fine herringbone woodblock floor with corner raised plinth, wood stove, TV point, deep moulded coved ceiling and panelled radiator.



CONSERVATORY

3.43m x 3.38m (113" x 111")

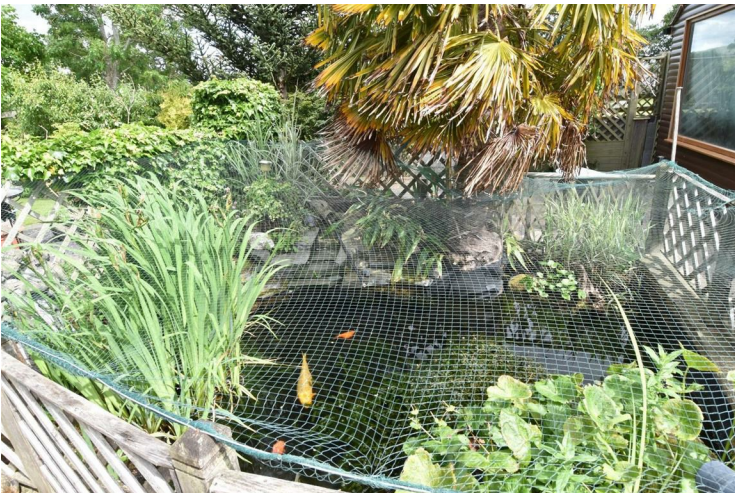


Designed to take full advantage of the pleasing aspect over adjoining countryside with views over farmland towards the Clwydian Hills, it has a high vaulted and lined ceiling with two automatic roof lights and downlighters, decorative upper lights, glazed door to garden, TV point, radiator, fine hardwood floor.

STUDY

4.29m x 2.57m (141" x 85")

Matching herringbone woodblock floor, double glazed window to front, panelled radiator.



DIRECTIONS

From the Denbigh direction take the A525 towards St Asaph. Continue for some two miles and on entering Trefnant, turn right at the traffic lights onto the Mold road and continue for approximately 100 yards and bear left onto the road towards Tremeirchion. There are signs indicating the road is closed but this some distance further on and Eryl is just a short distance on the right.

WHAT 3 WORDS bolsters.galaxy.manage

COUNCIL TAX

Denbighshire County Council - Tax Band G

TENURE

Believed to be Freehold

*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.

*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 - 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.

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 stands on a minor country road on the periphery of the village. The house is bounded to the front by substantial stone wall with cock and hen finish with a wide gravelled entrance with brick pillars leading to the front elevation. The front is designed for low maintenance and providing a large gravelled area ideal for parking together with a further paved and slated area to the front left hand side. There is a low level brick wall to front with raised slated border within which are a number of specimen conifers and shrubs. Gated access to either side leading to the rear.

DOUBLE GARAGE

6.02m x 4.72m (19'9" x 15'6")

Integral double garage with electric roller shutter door to front, electric light and power installed, two double glazed windows to side, range of fitted kitchen cabinets and worktop, personnel door leading to the rear hall/utility.

REAR GARDEN



The rear garden is a particular feature of the house as it enjoys an open southerly aspect with far reaching views over farmland and beyond to the Clwydian Hills.



There is an extensive paved patio area running the length of the house surrounding the conservatory, a sheltered area with adjoins the French windows to the day room and one side of the kitchen, thereafter leads to a very useful domestic area which extends around to the right hand side, where there is a timber framed and panelled garden shed and raised beds providing a kitchen garden.



The rear garden has a large ornamental pond with cascade together with a shaped lawn, slated area, flower and shrub borders and box hedging in part. There is a large timber framed and panelled sun room with electric light and power and extractor fan together with a very useful store shed adjoining.

DAY ROOM

3.68m x 3.63m (12'1" x 11'11")



Double glazed French doors with windows to either side opening to the rear garden, oak herringbone woodblock floor, decorative coved ceiling, radiator.

DINING ROOM

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



Hardwood strip boarded floor, decorative double glazed window to front, panelled radiator.

KITCHEN/BREAKFAST ROOM

7.26m x 3.66m (23'10" x 12')



A spacious and versatile room with an extensive range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts and contrasting solid granite working surfaces to include an inset one and half bowl stainless steel sink with mixer tap, integrated Neff double oven, four ring gas hob with stainless steel and glass extractor hood above, space for American style fridge/freezer, integrated Neff dishwasher.



It is a well lit room with two leaded effect double glazed windows both with decorative pelmet lighting over, fitted room divider, granite breakfast table for four, moulded coved ceiling with downlighters, stone effect ceramic tiled flooring, panelled radiator.



REAR HALL

4.27m x 1.68m and 2.49m x 1.98m (14' x 5'6" and 8'2" x 6'6")



Fitted base unit to match with stone effect working surface to include inset single drainer sink with mixer tap, void and plumbing for washing machine, space for tumble dryer, matching flooring to kitchen, fitted cloaks cupboard with shelving and coat hooks, panelled radiator. Access to garage.

UTILITY AND BOILER ROOM

2.49m x 1.98m (8'2" x 6'6")

Modern Worcester condensing boiler with large pressurised cylinder adjoining providing domestic hot water and heating, double glazed window to match, matching flooring, wall shelving.

SHOWER ROOM

1.98m x 1.70m (6'6" x 5'7")



White suite comprising large corner cubicle with a multipoint power shower with ceiling rose and body jets, fitted cabinet to one wall incorporating wash basin and WC, part tiled walls to a decorative dado, extractor fan, mirror, matching flooring, radiator.

BATHROOM

2.57m x 2.39m (8'5" x 7'10")



White suite comprising corner jacuzzi style bath, fitted cabinet to one wall incorporating wash basin and WC with fully tiled walls with decorative dado, extractor fan, double glazed window, ceramic tiled flooring, chrome dual fuel radiator.

FIRST FLOOR LANDING



Long L-shaped landing with polished pine flooring, access to roof void with pull down ladder.

BEDROOM ONE

6.78m x 3.66m (22'3" x 12')



Self-contained suite with a large double bedroom with two windows, partially vaulted ceiling with downlighters, oak stripped floorboarding, access to under eaves storage, panelled radiator.

BEDROOM THREE

6.07m max including recess x 4.72m (19'11" max including recess x 15'6")



Dual aspect with two double glazed windows, outbuilt mirror fronted sliding door wardrobe, access to under eaves, panelled radiator.

BEDROOM FOUR

3.73m x 2.54m (12'3" x 8'4")



Double glazed window to front, panelled radiator.

BEDROOM FIVE

3.66m x 2.44m (12' x 8')

Two Velux double glazed roof lights, panelled radiator.

BATHROOM

2.29m x 2.13m (7'6" x 7')



Modern white suite comprising panelled bath with combination shower and tap unit, fitted cabinets to one wall incorporating wash basin and WC, part tiled walls with decorative dado, sun light, extractor fan, dual fuel chrome towel radiator.