


Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

2254 ft<sup>2</sup>  
209.1 m<sup>2</sup>

Reduced headroom

97 ft<sup>2</sup>  
9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
(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	

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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**The Oaks Llannerch Park**

St. Asaph, Denbighshire  
LL17 0BD

**Offers Around**

**£525,000**

AN IMPOSING 5 BEDROOM LINK-DETACHED PERIOD HOUSE, RECENTLY MODERNISED WITH A NEW FITTED KITCHEN & BATHROOMS, TOGETHER WITH ENCLOSED & PRIVATE GARDENS AND DOUBLE GARAGE, LOCATED IN THE HEART OF THE LLANERCH PARK ESTATE SOME 2.5 MILES FROM ST.ASAPH & THE A55 EXPRESSWAY.

This attractive house is located close to Llannerch Hall in a secluded and delightful rural setting in the heart of The Vale. It offers versatile and adaptable accommodation with a large through lounge and adjoining conservatory, dining room, newly fitted kitchen with adjoining breakfast room, utility, cloaks & side porch. First floor landing, 5 bedrooms and newly re-fitted bathroom and shower room. Interesting room forming part of the central arch & gas central heating.

Quite private garden to rear with open fronted double garage.



LOCATION



Llannerch Park and Hall is situated along a private drive between Denbigh and St Asaph amidst beautiful countryside and with breathtaking views over the Vale of Clwyd. St Asaph is approximately 2 miles and is noted for its Cathedral. There are a small range of shops catering for daily requirements, whilst the A55 Expressway is located on its periphery which provides excellent road links for those wishing to commute throughout North Wales and Cheshire. Denbigh is approximately 3.5 miles which provides a wider range of amenities.

THE ACCOMMODATION COMPRISES

OUTBUILT ENCLOSED ENTRANCE PORCH

4.82 x 1.88 (15'9" x 6'2")



Partially vaulted ceiling with exposed beams, Georgian style glazed doors leading in and quarry tile steps leading up to a uPVC and double glazed main door with full depth panels to either side.

RECEPTION HALL

3.24 x 2.77 (10'7" x 9'1")

Staircase rising off, coved ceiling, oak strip flooring.

LOUNGE

4.39 x 6.54 (14'4" x 21'5" )



A spacious and well lit room with two double glazed windows to the front, it has an impressive brick inglenook style fireplace with raised quarry tile hearth, brick pillars, open fire

OPEN FRONTED GARAGE

5.94 x 4.57 (19'5" x 14'11")



With lean-to aluminium framed greenhouse to one side.

GARDEN



The garden is dominated by an impressive mature oak tree with informal lawns and a number of fruit trees. There is an informal lawned area together with raised brick lined flowerbed and paved patio area immediately adjoining the conservatory.

DIRECTIONS

From Ruthin & Denbigh take the A525 St.Asaph road to the traffic lights at Trefnant. Continue straight ahead for approximately a further three quarters of a mile then take the third right-handed turning towards Trefnant Golf

Driving Range. Bear left after a short distance into the LLannerch Hall/ Golf Course and follow the lane directly ahead to LLannerch Hall. Follow the road to the left of the hall and The Oaks will be found directly ahead on the right of the archway.

TENURE

Believed to be freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band E

\*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.

\*RUTHIN Viewing wording for Particulars

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

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

HE/SLC



## BEDROOM 5

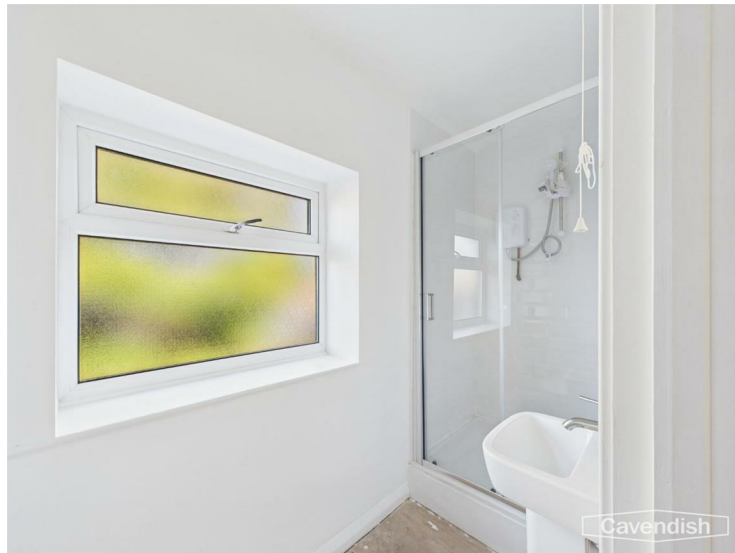
2.11 x 4.11 (6'11" x 13'5")



Double glazed window to rear, built-in linen cupboards with locker storage cupboards over and access leading through to the large area over the central archway. Panelled radiator.

## SHOWER ROOM

2.69 x 1.05 (8'9" x 3'5")



White suite comprising a tray with glazed screen and electric shower over, pedestal wash basin and WC.

## BATHROOM

3.18 x 1.78 (10'5" x 5'10")



White suite comprising a panelled bath with combination shower and tap unit, vanity with bowl and cupboard and low-level WC. Double glazed window and panelled radiator.

## OUTSIDE



The property stands in the heart of the Llannerch Hall Estate with a shared driveway leading in. The front elevation is bounded by a low-level brick wall with central steps leading up to a low maintenance garden which is mainly flinted concrete with established shrub border. The central archway which extends over the driveway leading through to the rear of the Hall and courtyard is in the ownership of the property. The rear garden with driveway and garage is approached via the courtyard.

grate and black painted canopy over with large supporting beam and plate rail. Oak flooring surrounding a central pine boarded area designed for recessed carpet and panelled radiator. Aluminium framed double glazed doors opening to Conservatory.

## SUNROOM

3.27 x 2.71 (10'8" x 8'10")



Designed to take full advantage of the pleasing aspect over the private rear garden, it has modern uPVC double glazed windows and a pitched, clear glazed roof with double glazed door leading out. Woodgrain-effect floor finish.

## DINING ROOM

5.13 x 3.99 (16'9" x 13'1")



Two double glazed windows to the front, two arched display

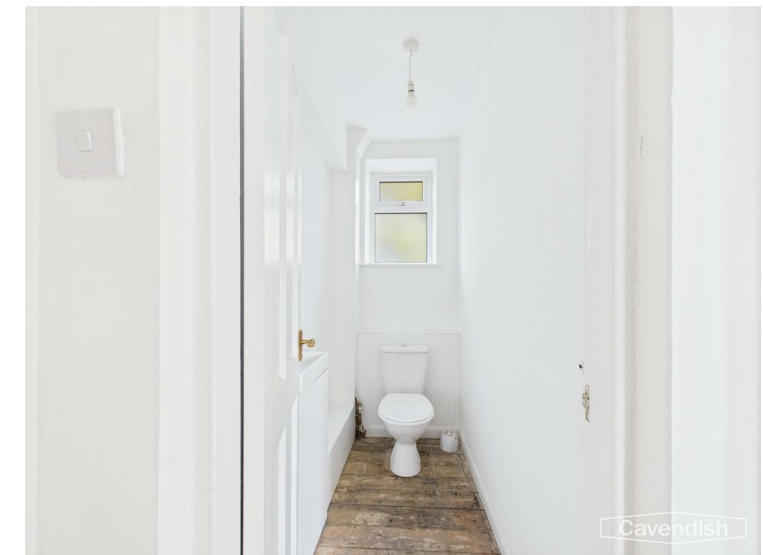
niches with fitted shelving and cupboards, two panelled radiators.

## CLOAKROOM

0.94 x 2.12 (3'1" x 6'11")

Walk-through room which extends beneath the staircase with coat hooks to either side.

## W/C



Low level WC and wash basin with tiled splash.

## KITCHEN

3.26 x 3.59 (10'8" x 11'9")



Recently refurbished with a new range of base and wall mounted cupboards and drawers with high gloss finish to door and drawer fronts and contrasting woodgrain-effect



working surfaces. Includes an inset one and a half bowl stainless steel sink with mixer tap and drainer, inset four ring gas hob together with integrated oven. Tiled splashbacks and double glazed window overlooking the rear garden. Wall mounted Ideal Logic gas fired boiler providing heating and hot water. Breakfast area with matching base and wall cupboards and working surfaces to include a breakfast bar with wide picture window overlooking the rear garden.

**BREAKFAST ROOM**  
2.84 x 2.44 (9'3" x 8'0")



Refurbished with matching kitchen base units, woodgrain-effect work surfaces and coordinating wall cabinets, complemented by a serving hatch and a large double-glazed window.

**UTILITY ROOM**  
2.39 x 2.40 (7'10" x 7'10")



Refurbished with matching base units to the kitchen with woodgrain-effect working surfaces to include inset single drainer sink, void and plumbing for washing machine, wall cabinets and tiled splashback. Twin glazed doors leading to the rear porch.

**REAR PORCH**  
1.87 x 1.58 (6'1" x 5'2")



With double glazed windows and door opening to the rear garden.

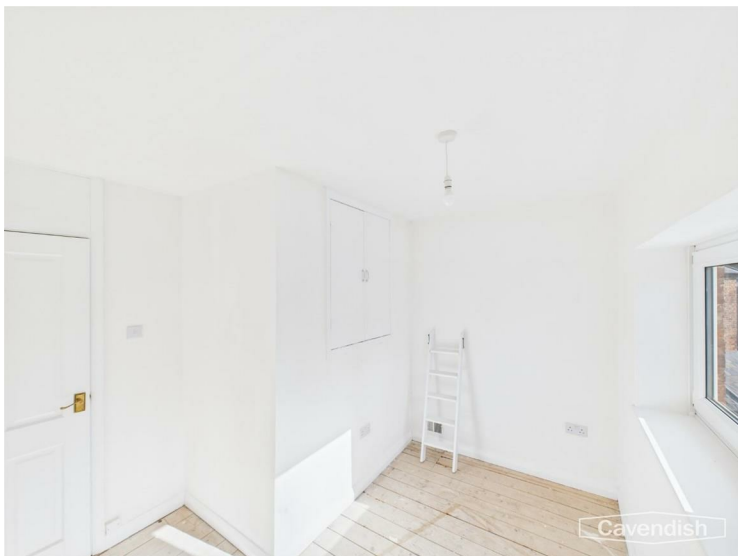
**FIRST FLOOR**  
Long central landing with access to roof void, built-in linen cupboard with slatted shelving and panelled radiator.

**BEDROOM 1**  
3.71 x 4.38 (12'2" x 14'4")



Two double glazed windows to the front, fitted wardrobe, two panelled radiators.

**BEDROOM 2**  
3.26 x 1.76 (10'8" x 5'9")



Double glazed window to front, built-in bulkhead storage cupboard.

**BEDROOM 3**  
4.39 x 2.93 (14'4" x 9'7")



Two double glazed windows to the front, two built-in double door wardrobes, panelled radiator.

**BEDROOM 4**  
4.32 x 2.90 (14'2" x 9'6")



Two double glazed windows overlooking the rear garden, fitted vanity unit with inset bowl and louvered door cupboards, wall mirror, built-in double door wardrobe, panelled radiator.