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**Ty Ni Crwcwd lane, Llanrhaeadr,  
Denbighshire, LL16 4NH**

**£380,000**

 2  1  2  B

**EPC - B82**

**Council Tax Band - E**

**Tenure - Freehold**

# Crwcwd lane, Llanrhaeadr

## 2 Bedrooms - House - Detached

Looking for something different, look no further!! - A two bedroom detached thatched cottage, located in the village of Llanrhaeadr. The property briefly comprises entrance hall, lounge, dining room, kitchen/breakfast room and bathroom. To the first floor, two bedrooms and upstairs cloakroom. Further benefits include ECO Three system which has recently been installed, including new radiators, air source pump and 12 solar panels located on the garage. The outside offers a good sized sunny garden, detached double garage and ample off road parking. EPC Rating B82.



### Description

Located in a small village community standing just off the A525 Ruthin to Denbigh road, some fourteen miles from Mold.

There are many historic attractions within and around the Vale, including castles and churches. Bodnant Gardens being a 40 minute drive.

There is a primary school in a comparatively modern building, and the 16th-century King's Head public house in the village centre.

### Accommodation

Double glazed door leads into:

### Entrance Hallway

With radiator, good size storage cupboard, double glazed window to the front elevation and stairs off to the first floor.

### Lounge

13'4" x 21'0" (4.06 x 6.40)

Three double glazed windows to the front and side elevations enjoying panoramic views, radiator, feature fireplace with inset electric fire and patio doors leading to the rear garden

### Dining Room

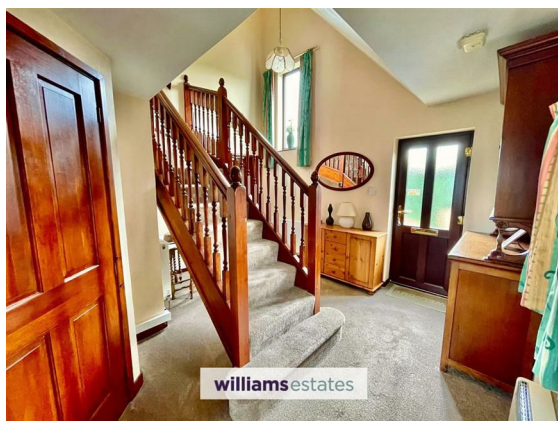
11'9" x 10'10" (3.58 x 3.30)

Having radiator and double glazed window to the side elevation

### Kitchen/Breakfast Room

10'7" x 12'10" (3.23 x 3.91)

With a range of wall, drawer and base units with surfaces over, dual aspect windows to the rear and side elevations enjoying views, sink with mixer tap, plumbing for washing machine, void for fridge freezer, good size storage cupboard, gas cooker and double glazed door leading to the front elevation



## Bathroom

9'6" x 6'4" (2.90 x 1.93)

In white a three piece suite comprising low flush w.c, wash basin in vanity unit, panelled bath with shower over, chrome radiator, double glazed obscure window to the rear elevation and good size airing cupboard with radiator.

## Landing

Having loft access hatch and doors off

## Bedroom One

12'2" x 10'6" (3.71 x 3.20)

With dual aspect double glazed windows to the front and side elevation and radiator.

## Bedroom Two

8'5" x 9'0" (2.57 x 2.74)

With double glazed window to the front elevation and radiator

## Cloaks

In white low flush w.c, wash basin, obscure double glazed window to the rear elevation, radiator and gas central heating boiler

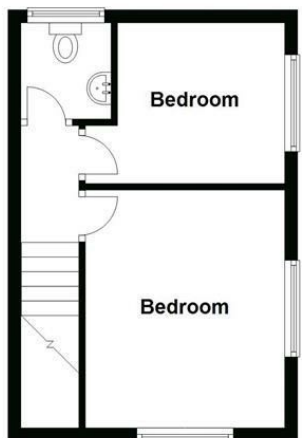
## Outside

Bounded by stone walls with driveway leading to the detached garage. To the rear of the property is a sunny garden which offers stunning views of the surrounding countryside. Double Garage with power.





**Ground Floor**  
Approx. 81.2 sq. metres (873.8 sq. feet)



**First Floor**  
Approx. 25.8 sq. metres (278.2 sq. feet)

Total area: approx. 107.0 sq. metres (1152.0 sq. feet)

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.