



**Shop Rhydgaled Groes, Groes, Conwy,  
LL16 5SD**

**£750,000**



**EPC - TBC Council Tax Band - F    Tenure - Freehold**



# , Groes

## 4 Bedrooms - House - Detached

A well presented, cottage style property offering spacious modern living whilst retaining a wealth of character in a most impressive location with uninterrupted far reaching views of open countryside. The property also offers a substantial array of outbuildings and gardens and sits in approximately 6.74 acres of land including, grazing and woodland with natural stream. Ultra fast fibre-optic broadband direct to the house. EPC Rating TBC.



### Description

Located some four miles from the Medieval market town of Denbigh located in the heart of North Wales overlooking the Clwydian Vale. Situated between St. Asaph, which has easy access to the A55 expressway, and the neighbouring historical market town of Ruthin. The town has landscaped views and surrounds the Castle right in the centre of Town. With ample shops, supermarkets, regular buses to a variety of places, primary and secondary schools and a college.

### Porch

9'4" x 4'9" (2.84 x 1.45)

Double glazed window and door to the side elevation, built-in cupboard and boot store, oil fired central heating boiler, tiled floor and panelled radiator.

### Inner Hall

6'0" x 5'11" (1.83 x 1.80)

Door leading in to the kitchen/ dining area, tiled floor and panelled radiator.

### WC

4'8" x 4'0" (1.42 x 1.22)

Double glaze window to the side elevation, close coupled WC and wash hand basin.

### Dining Area

14'3" x 11'0" (4.34 x 3.35)

Double glazed French doors to the rear elevation with stunning views across the garden out to open countryside and hills. Double glazed window to the side elevation. Fitted kitchen units to two walls with display cabinets with under unit lighting and work surfaces with tiled splash backs. Tiled flooring and blown air heating system. Open archway to the kitchen.

### Kitchen Area

15'8" x 8'6" (4.78 x 2.59)

Double glazed window to the rear elevation with stunning views across the garden to open countryside and hills. A generous range of wall units with under unit lighting, base units with work surface, inset double stainless steel sink with waste disposal and drainer, gas hob, deep fat fryer with extractor over, tiled splash backs over. Integral Neff electric oven and Neff dishwasher and plumbing for American style fridge freezer. Open archway to the dining area.

### Utility Room

8'10" x 8'6" (2.69 x 2.59)

Double glazed window to the porch. Range of wall and base units with work surface over, inset stainless steel sink, tiled splash backs and voids and plumbing for washing machine and dryer. Tiled flooring and panelled radiator.

### Snug

13'1" x 11'11" (3.99 x 3.63)

Feature exposed stone and slate fireplace housing cast iron log burner on slate hearth, exposed timbers to ceiling and solid wood flooring. Alcove cupboard, stairs to first floor and panelled radiator. Twin doors opening to the living room.

### Reception Room/Bedroom

11'11" x 10'5" (3.63 x 3.18)

Double glazed window to the side elevation. Feature exposed stone and slate fireplace housing cast iron log burner on slate hearth, solid wood flooring, exposed timbers to ceiling and panelled radiator.



### Living Room

24'7" x 15'5" (7.49 x 4.70)

Large and light living room with double glazed windows to two side and sliding patio doors opening to the conservatory with stunning far reaching views across the garden and open countryside to hills beyond. Fireplace with wood mantle over and cast iron log burner on slate hearth, solid wood flooring and two panelled radiators.

### Conservatory

15'5" x 13'7" (4.70 x 4.14)

Double glazed windows to three sides, French doors to the rear and further door to the side. Glass roof with automatic roof light.. Stunning far reaching views across the garden, open countryside and hills beyond. Blown air heating system.

### Study

6'1" x 5'2" (1.85 x 1.57)

Double glazed door to the side elevation, wood flooring and panelled radiator.

### Landing

9'8" x 6'8" (2.95 x 2.03)

### Bedroom One

14'9" x 11'1" (4.50 x 3.38)

Double glazed windows to the rear and side elevation with stunning views of the surrounding countryside. Panelled radiator. Doors through to the en-suite and dressing room.

### En-suite

10'10" x 3'2" (3.30 x 0.97)

Velux roof window. Walk-in shower with sliding door, concealed cistern WC. Bidet and wash hand basin. Ceramic tiled walls with decorative borders and wall light with shaver socket.

### Separate Dressing Room

11'5" x 7'11" (3.48 x 2.41)

Formerly the fourth bedroom. Double glazed window to the rear elevation with views. Fitted with hanging and shelving space. Panelled radiator.

### Bedroom Two

12'0" x 9'8" (3.66 x 2.95 (3.65 x 2.94))

Double glazed window to the side elevation, fitted wardrobes including two double and top boxes. Panelled radiator.

### Bedroom Three

12'2" x 9'5" (3.71 x 2.87)

Velux roof window. Overstairs built-in wardrobe and alcove cupboard housing hot water cylinder. Panelled radiator.

### Bathroom

8'9" x 8'7" (2.67 x 2.62 (2.66 x 2.61))

Double glazed window to the rear elevation with views. Modern family bathroom with panelled bath, walk-in shower, concealed cistern WC, bidet and vanity unit with wash hand basin. Ceramic tiled walls with decorative borders and panelled radiator.

### Outbuildings

The property has a substantial array of outbuildings including a 54'10" x 16'7" rendered breeze block building providing garaging and workshop with power and light and solar panels to the roof which reduce the metered billing and provide an annual income in excess of £800. Stable block, field shelter/machine shed and a larger brick and rendered shippon which could possibly be converted subject to the necessary permissions being obtained.

### Gardens And Land

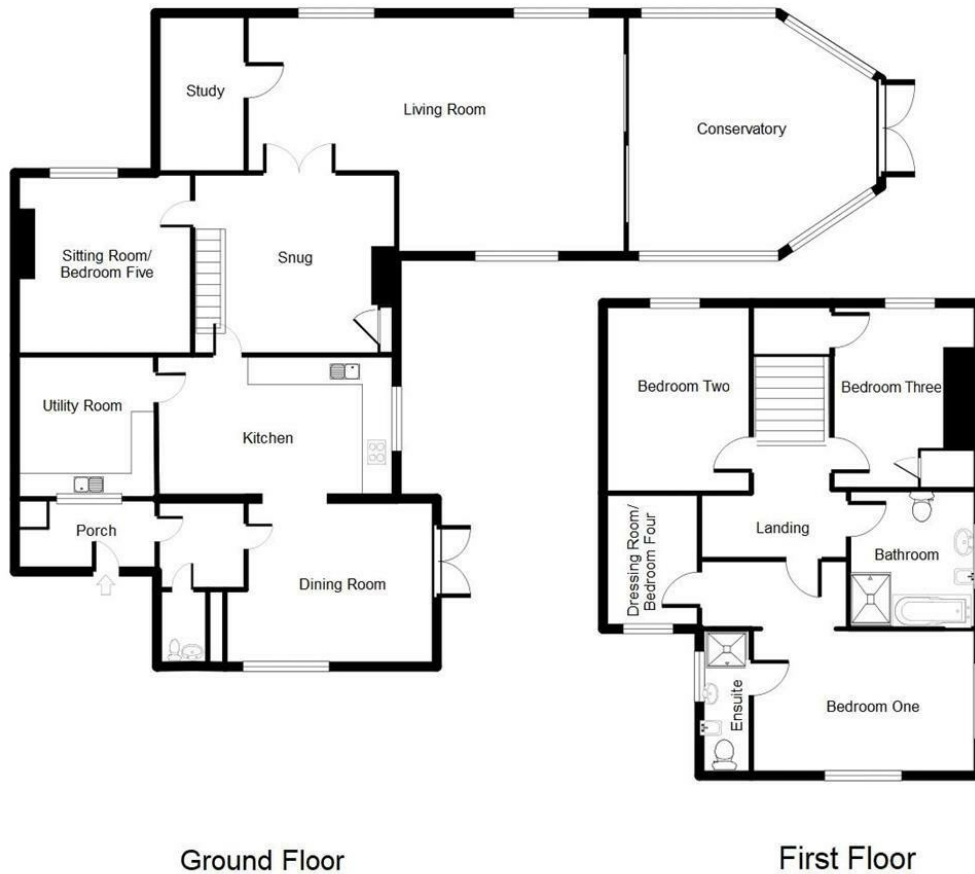
The substantial gardens enjoy fantastic far reaching views of the surrounding countryside and are mainly laid to lawn with large pond with a small bridge over and surrounded by mature shrubs and lights. The land extends to approximately 6.74 acres of grazing land and woodland with a natural stream.

### Directions

Proceed from our Denbigh Office down Bridge Street and take the left hand turning off the roundabout onto Smithfield Road. At the top of the road follow the road to the right onto Lon llewelyn, continue on this road onto the A453 for approximately four miles. Upon reaching the village of Groes take the right hand turning signposted "Rhydgaled". Follow this road for approximately 0.8 miles and the property can be found on the left hand side.








Ground Floor

First Floor

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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