



Tyddyn Cierw Moore Manor Estate Henllan Road, St. Asaph, LL17 0BS

£500,000

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EPC - D61

Council Tax Band - G

Tenure - Freehold

SUMMARY

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

A fully modernised family home, Tyddyn Cierw is nestled just a short distance from the village of Trefnant with rural surroundings. Trefnant itself offers a range of local amenities, including a school, pub, a village hall, and a church. The property is well-positioned between the market towns of St. Asaph and Denbigh, both of which provide many services and facilities. For travel convenience, the property is located just a short drive from the A55 expressway, which provides easy access to both North Wales and the routes linking Chester and Conwy.



Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





Description

Tyddyn Cierw is reached via a private gated driveway, surrounded by manicured lawns that lead to additional parking near the house. This property offers a unique blend of an ideal family living space and a tranquil rural setting.

The ground floor features a spacious entrance sunroom with bi-folding doors and a comfortable sitting area, a boot room/utility room, a conveniently located living room, and a beautifully designed bespoke kitchen equipped with integrated appliances and an oil-fired Rayburn. Additionally, there is an open-plan drawing/living room with a gas stove, a front reception hall, a downstairs W/C, a front porch, and a generously sized dining room that can also serve as a bedroom.

The first floor comprises a generous master bedroom with triple-aspect windows, a family bathroom, a separate upstairs W/C, two additional spacious bedrooms with built-in wardrobe storage, and a single bedroom also featuring built-in storage.

Next to the property is an annex building offering basic living facilities, including a kitchenette, a shower and W/C, and an open-plan living area with an upstairs mezzanine bedroom.

Continuing along the walled driveway, there is a concrete stable block with internal stabling. This facility features five stables along with a wash and feed area.

Porch

Hallway

Sitting Room

13'5" x 14'9" (4.10 x 4.50)

Dining Room/Bedroom

15'1" x 11'9" (4.60 x 3.60)

Kitchen

13'5" x 14'9" (4.10 x 4.50)

Sun Room

9'10" x 16'8" (3.00 x 5.10)

Utility Room

Living Room

16'0" x 14'5" (4.90 x 4.40)

Bedroom One

15'1" x 11'9" (4.60 x 3.60)

En-Suite

Bedroom Two

13'1" x 9'2" (4.00 x 2.80)

Bedroom Three

13'1" x 7'10" (4.01 x 2.40)

Bedroom Four

10'5" x 6'10" (3.20 x 2.10)

Bathroom

Living Room (Annexe)

14'1" x 10'5" (4.30 x 3.20)

Kitchen (Annexe)

7'6" x 5'10" (2.30 x 1.80)

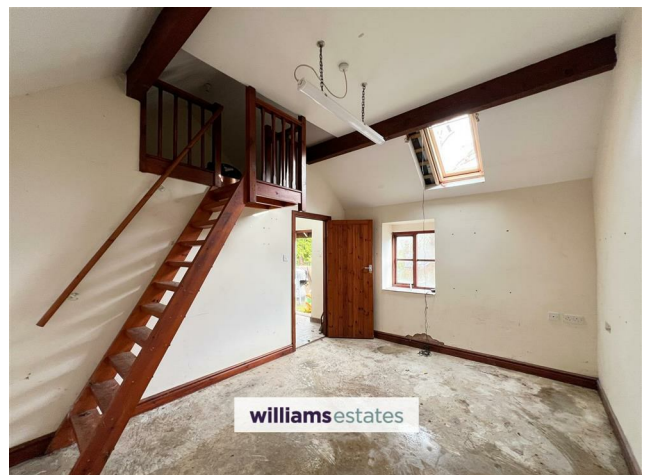
Shower Room (Annexe)

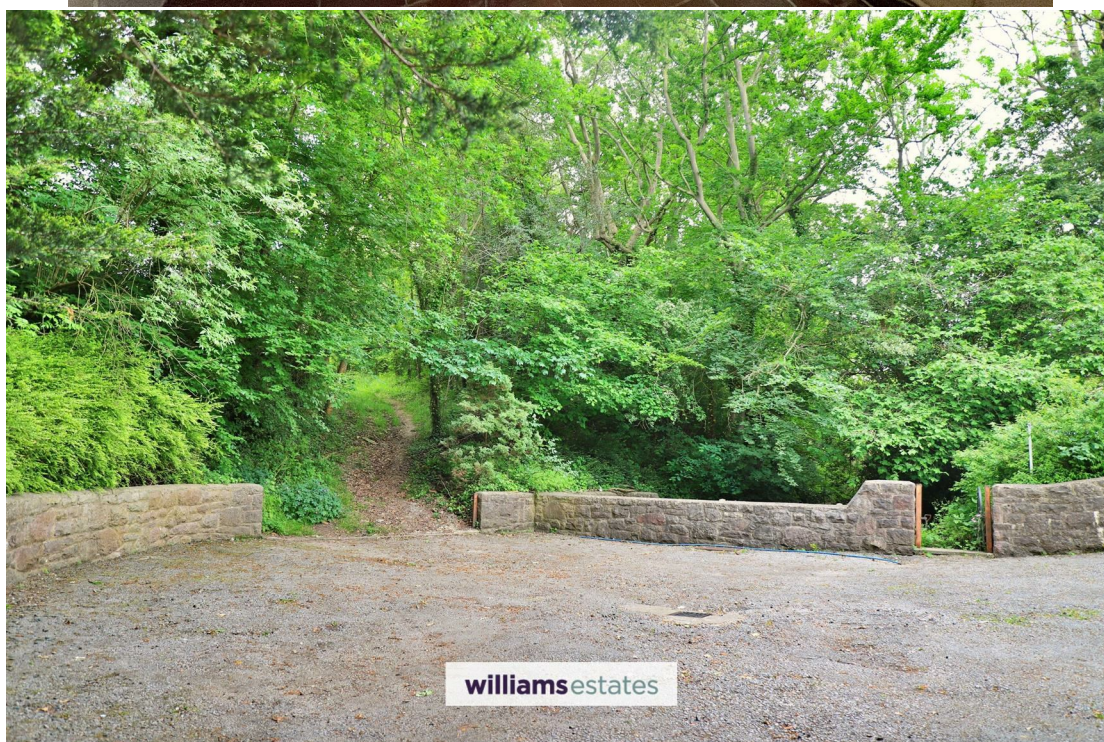
Bedroom (Annexe)

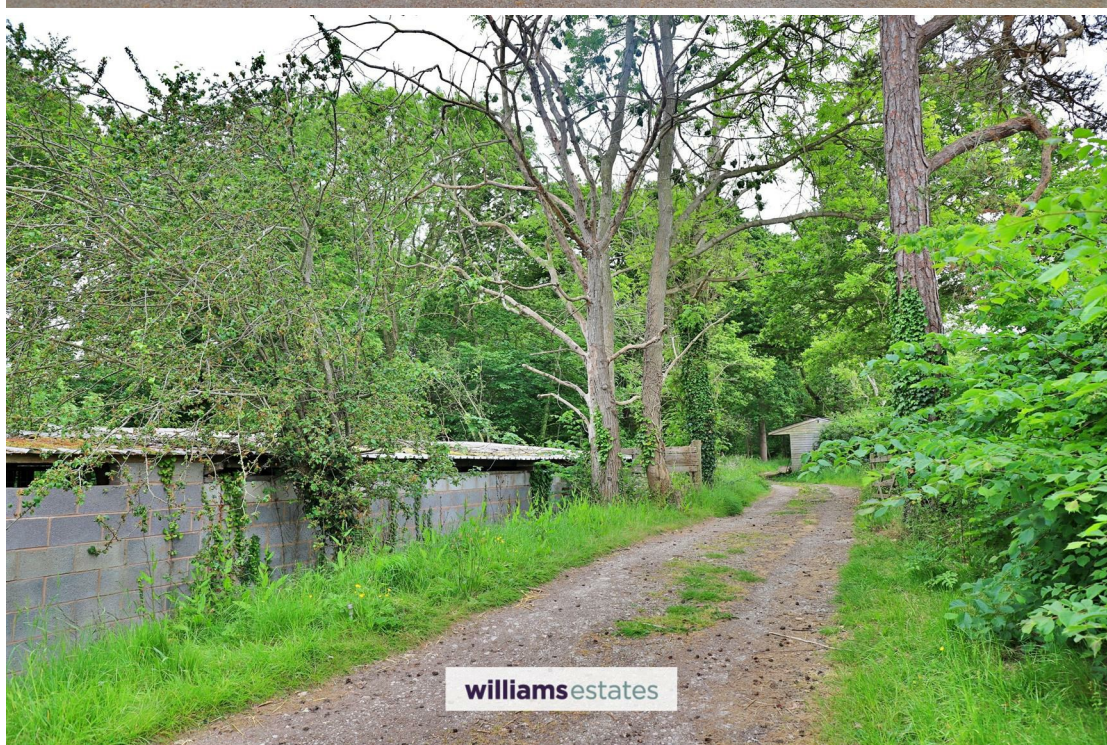
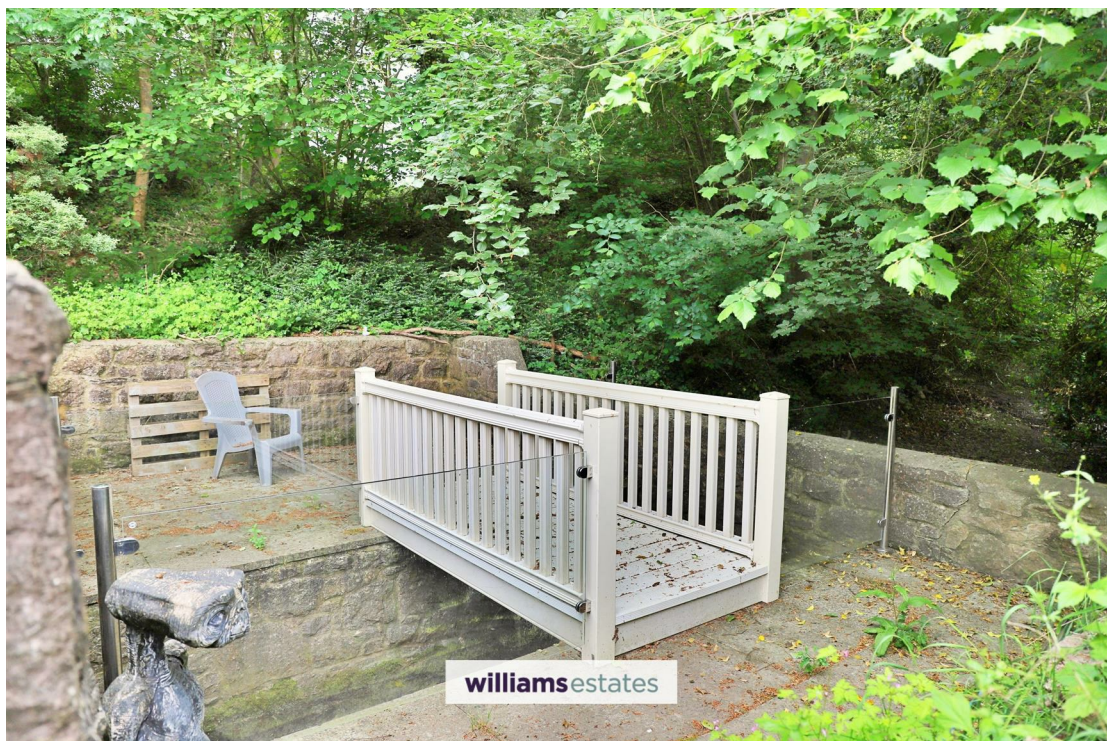
Outside

Adjacent to the main residence, there is a self-contained annex offering basic living facilities, including a kitchenette, shower room with W/C, and an open-plan living area with a mezzanine-level bedroom. Although currently used for storage, the annex presents excellent potential for ancillary accommodation or a home office.

Continuing along the walled driveway, the property opens out to a series of practical outbuildings. The first is a well-constructed concrete stable block, featuring five high-quality internal stables along with a dedicated wash and feed area.









Ground Floor
Floor area 107.4 m² (1,156 sq.ft.)



First Floor
Floor area 62.2 m² (670 sq.ft.)



Annex Ground Floor
Floor area 21.9 m² (236 sq.ft.)



Annex First Floor
Floor area 14.1 m² (152 sq.ft.)

TOTAL: 205.6 m² (2,213 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
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.

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