



## Gwylfa Tremreirchion, St. Asaph, Denbighshire, LL17 0UN

**£300,000**

 4  2  2  E

**EPC - E45    Council Tax Band - D    Tenure - Freehold**



# Tremeirchion, St. Asaph

## 4 Bedrooms - Character Property - Terrace

Nestled in the heart of the highly sought-after village of Tremeirchion, this charming stone-built cottage enjoys an enviable elevated position with breathtaking views over the surrounding countryside.

The property offers spacious and versatile accommodation arranged over three levels. The ground floor features a welcoming entrance lounge and a well-appointed kitchen/breakfast room. To the first floor, there are two bedrooms, while the lower level boasts a second sitting room and two additional bedrooms, including a generous master with an en-suite bathroom.

Externally, the property benefits from a good-sized garden with steps leading down to a detached garage. Further features include double glazing throughout and oil-fired central heating.

An exceptional opportunity to acquire a delightful country home in a picturesque setting — early viewing is highly recommended.  
EPC Rating: E (45)



### Accommodation

Hardwood front door leads into:

#### Lounge

19'9" x 11'3" (6.02 x 3.43)

A dual aspect room with impressive stone fireplace housing a multi-fuel burner on a brick hearth. Beamed ceiling, wall lighting, power points, radiator and uPVC double glazed window to the front and rear. Stairs off to first floor and ground floor accommodation.

#### Kitchen/Breakfast Room

19'3" x 9'3" (5.87 x 2.82)

Offering a range of wall, drawer and base units with work surfaces over, integrated fridge freezer and dishwasher, plumbing for washing machine, white ceramic Belfast sink, power points, feature beams, attractive stone built fireplace housing the Range Master cooker and uPVC double glazed windows to the front and rear.

#### First Floor Landing

With loft access hatch, power point and uPVC double glazed window to the front.

#### Bedroom Two

16'2" x 10'5" (4.93 x 3.18 (4.92 x 3.17))

Having loft access hatch, radiator, power points, storage cupboard and uPVC double glazed window to the rear.

#### Bedroom Three

11'8" x 10'9" (3.56 x 3.28 (3.55 x 3.27))

With radiator, power points and uPVC double glazed window to the rear.

#### Bathroom

7'10" x 5'5" (2.39 x 1.65)

Offering a white suite with low flush W.C, basin, corner shower enclosure, heated towel rail, part tiled walls and uPVC double glazed window to the front.

#### Stairs down to Lower Level



### Sitting Room

19'6" x 11'3" (5.94 x 3.43)

Having feature built in raised shelving, radiator, power points, television point, storage cupboard and hardwood double doors leads into:

### Bedroom One

22'3" x 9'2" (6.78 x 2.79)

A large master bedroom with radiator, power points, feature beams, built in wardrobes with sliding mirrored doors and uPVC double glazed window to the rear. Hardwood glazed door leads out to the rear garden.

### En-suite

10'3" x 7'0" (3.12 x 2.13)

Offering a white suite with low flush W.C, pedestal wash basin, panel bath, extractor fan, tiled flooring, heated towel rail, inset spotlighting and part tiled walls.

### Bedroom Four

12'3" x 10'2" (3.73 x 3.10)

A bright bedroom with power points, radiator and uPVC double glazed window to the rear.

### Outside

The rear garden is set on two tiers with a lawn area at the top with a paved patio area offering stunning views over the rooftops and oil tank. Steps lead down to a further paved patio area with access to the detached garage.

### Directions

What3words: ///finalists.scrambles.diagram

From our Denbigh office, LL16 3AA.

head south-east towards Hall Square (A543).

Turn left onto Hall Square/A543 and continue straight through one roundabout.

Follow the A543 for approximately 1 mile, then at the next roundabout, take the third exit to stay on the A543.

Continue for a further 1.7 miles, then turn left onto Bodfari Road/A541.

After 0.7 miles, turn right, continuing for around 2 miles before turning left onto the B5429.

Proceed for 0.3 miles, then take a right turn to stay on the B5429.

The property can be found along this road — look out for our 'For Sale' board.







Lower Ground Floor



Ground Floor



First Floor

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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