



Tyddyn Ceirw
Henllan Road, St Asaph, LL17 0BS

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Guide Price - £650,000

A delightful four bedroom residential property with detached annex, large outbuilding suitable for a range of purposes and set in 1.94 acres (0.79 ha) of garden, grassland and woodland. Tyddyn Ceirw offers a modern family home with the perfect mixture of contemporary and character.

LOCATION

The property is situated on Henllan Road close to Trefnant Village. Trefnant offers a range of amenities including shop, school, village hall and local pub. The property is between the larger market towns of St Asaph and Denbigh and is also easily accessible from the A55 and other surrounding road networks providing quick travel for the commuter.

APPROXIMATE DISTANCES

The village of Trefnant is approximately one mile away, with St Asaph approximately 1.2 miles to the North and Denbigh approximately 4.8 miles south. Cities include Chester at approximately 28 miles and Wrexham approximately 32 miles.

ACCOMMODATION GARDEN ROOM

Accessed from the parking area, bi-folding doors surround the elevations overlooking the outside space making a bright and airy living space for relaxing and entertaining.

SITTING ROOM

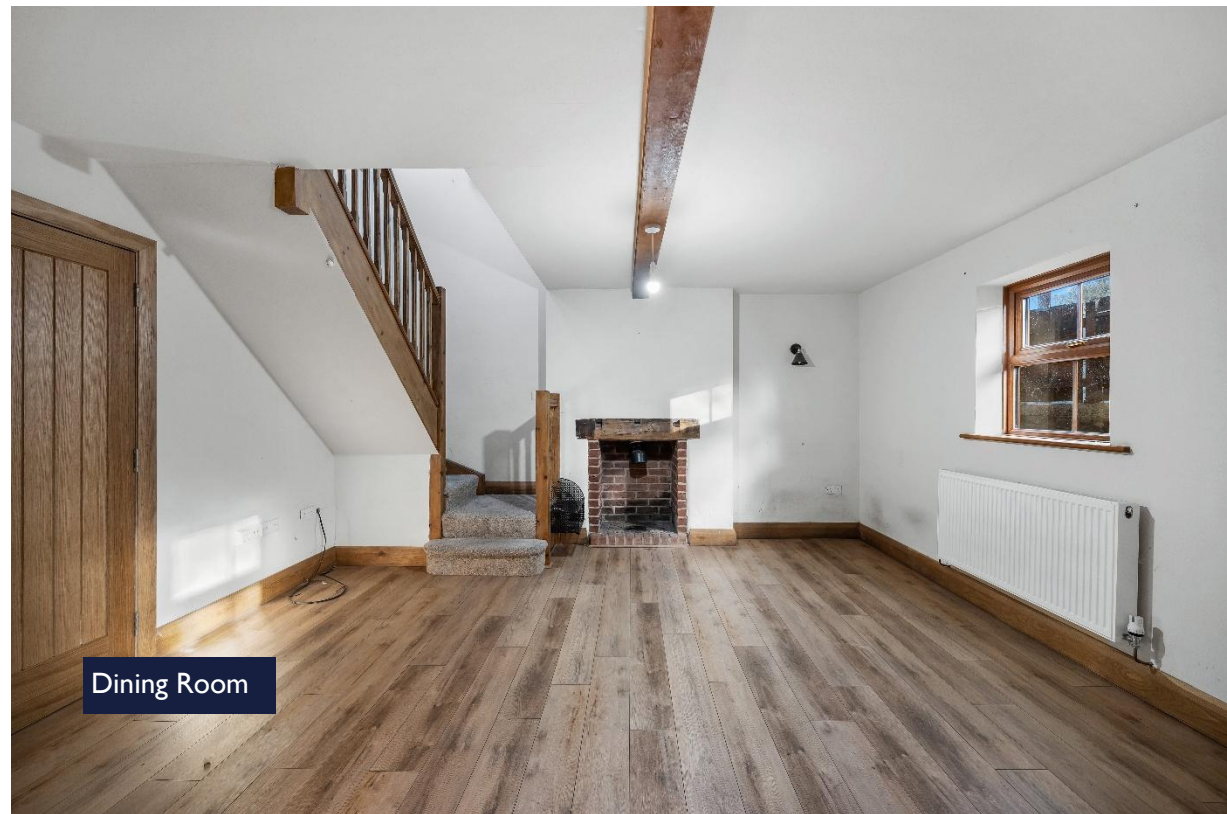
A cosy room with log burner and bi-folding doors to one side.

LIVING ROOM

Off the Garden Room offering a more traditional living space with feature fireplace.

UTILITY ROOM

Offering the perfect space for laundry appliances, coats, boots and other household items.





Sitting Room



Master Bedroom



Bathroom

KITCHEN

Modern open plan kitchen with fitted units, rayburn and brick feature arch leading to the dining room.

DINING ROOM

Adjoining the kitchen with log burner.

DOWNSTAIRS W.C.

Off the hallway, w.c. and handbasin.

UPSTAIRS

MASTER BEDROOM

Large double room with windows to three sides. Offering a bright space to rest and rejuvenate overlooking the grounds.

BATHROOM & W.C

Family bathroom with shower over bath, sink and airing cupboard. Accessed separately the w.c and handbasin.

BEDROOM 2

Double bedroom with built in wardrobes.

BEDROOM 3

Double bedroom with built in wardrobes.

BEDROOM 4

Large single room with wardrobe.

OUTSIDE

Annex, Garage and Agricultural Building.

LAND

Totalling approximately 1.94 acres comprising garden, grass and woodland.

COUNCIL TAX

TBC

EPC – D

VIEWINGS

Please contact Alice Kearns on 01829 773000.

SERVICES

Mains water and electricity.
Oil fired central heating.
Private Drainage

MONEY LAUNDERING

Rostons Ltd must comply with Anti Money Laundering Legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract

documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

FIXTURES & FITTINGS

Fixtures and fittings are excluded from the sale.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

FLOORPLAN

Available from the selling agent.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU
Tel: 01829 773000 | Email: residential@rostons.co.uk
www.rostons.co.uk

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