



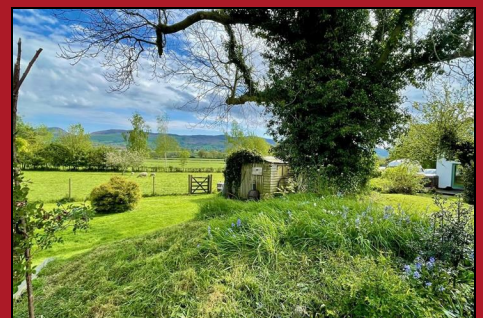
# JONES PECKOVER

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## Cilgwyn , Llanynys, LL16 4PA

- Beautifully renovated
- 2 Reception rooms
- Quirky features
- Striking views of the Clwydian Range
- 3 Double bedrooms
- Large kitchen/diner

This property is stunning inside and out, from the picturesque views of the Clwydian range and gardens to the beautifully renovated interior this property is simply elegant whilst retaining its cottage charm.

The property boasts two good sized reception rooms as well as a large open kitchen-dining room ideal for entertaining and an enviable pantry/utility room. French doors lead you out from the dining area to the generous patio and country cottage garden and countryside views.

The first floor of this home has 3 generous double bedrooms all with wooden flooring, spot lighting and large windows making the most of the location. A family bathroom with a bath and separate shower cubicle as well as an ensuite to the master bedroom.

Outside, as well as a beautiful cottage garden the property does have parking for at least 3 vehicles and a well fenced and gated three quarter acre paddock .

Viewing is very much recommended to appreciate this property and all which it has to offer.

## LOUNGE

16'3" x 11'2" (4.956 x 3.426)

The front door of the property leads you into this light and bright room. With a large window to the side of the property the making the most of the views. This room has wooden flooring. Radiator. door leading into the second reception room.

## SNUG

13'11" x 11'10" (4.246 x 3.609)

Into this room from the Lounge, although we have named this the snug is a very generous sized room. this room also has wooden flooring through from the lounge, 2 windows in this room with views of the village church. A brick built fireplace with cast iron stove makes this the ideal cosy room.

## HALLWAY

from the Snug into the small hallway and staircase to the first floor. This area also has some useful storage and quarry tiled flooring. from here we take a step down into the large Kitchen-dining area.

## KITCHEN - DINER

22'6" x 16'6" (6.875 x 5.054)

This is your Wow Kitchen-Dining area. The kitchen is modern and tastefully decorated with a range of base units, Tiled walls and Belfast sink keeping the cottage feel in here, window looking out to the garden. Spot lighting to the room and wooden flooring throughout. there is also a window to the side of the property looking out to Moel Arthur and French doors out onto the patio area. From the Dining area is a door through to the Utility/Pantry.

## FIRST FLOOR LANDING

Wooden floors here with doors off to the 3 bedrooms and family bathroom. Modern spot lighting and some feature exposed brick to this area.

## BEDROOM 1 WITH ENSUITE

15'3" x 11'10" (4.670 x 3.612)

The master bedroom here has 2 windows with views of the Church and also to the countryside. Modern spot lighting and 2 pendant lights. Wooden flooring. Low radiator. loft hatch in this room. Door through to the Ensuite (2.6m x 1.6m) which has a classic white suite and double shower unit, this room is crisp and clean with white tiles accented by a few mosaic tiling. Spot lighting in this room also.

## BEDROOM 2

16'9" x 11'11" (5.115 x 3.636)

This is a large Double second bedroom with twin aspect, Window to the rear garden and to the views of the rolling hills. This room has wooden flooring, radiator. spot lighting and a pendant light.

## BEDROOM 3

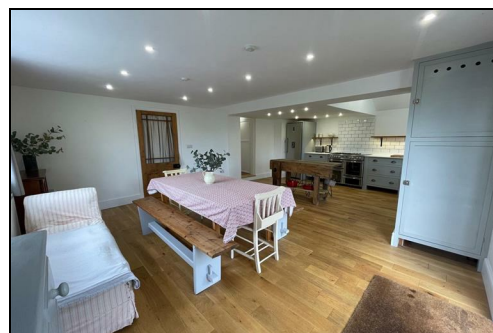
13'10" x 13'2" (4.240 x 4.016)

The third large double bedroom. This room has beautifully exposed beams and a fireplace. Windows to the front of the property. Pendant light, radiator and wooden flooring in this room also.

## BATHROOM

9'5" x 8'6" (2.877 x 2.597)

A good sized bathroom. A white suite which comprises of a toilet, sink with vanity unit, bath and separate double shower cubicle. this room has lovely cottage style frosted windows. Wooden



flooring, spot lighting and a heated towel rail. Decorated with the popular half wood panelling and white tiles to the shower.

### GARDEN AND PARKING

To the rear of the property is a generous patio area ideal for relaxing or entertaining. The garden has a real country cottage feel with mature trees and shrubbery as well as some areas laid to lawn. The property also benefits from its own well fenced and gated three quarter paddock. To the side of the property is parking for at least 3 vehicles along the driveway.

### IMPORTANT NOTICE

None of the services, fittings or appliances (if any) heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

### MISREPRESENTATION ACT CONT,

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

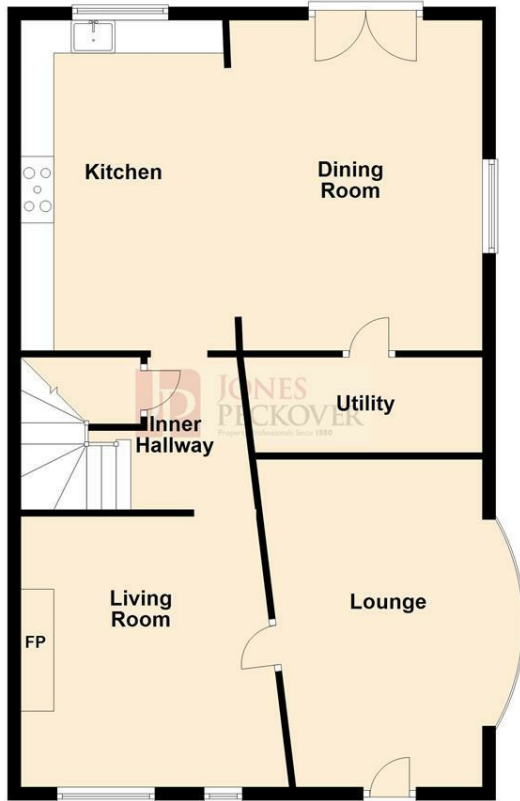


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

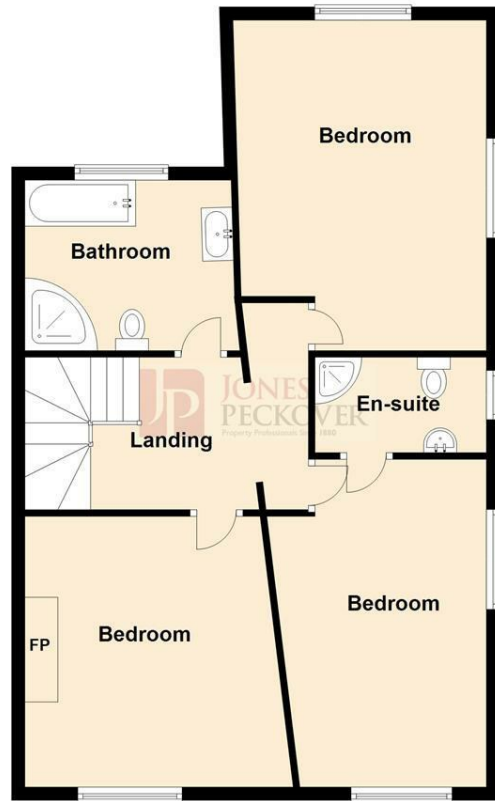
**Ground Floor**

Approx. 81.8 sq. metres (880.6 sq. feet)



**First Floor**

Approx. 73.6 sq. metres (792.7 sq. feet)



Total area: approx. 155.5 sq. metres (1673.3 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.

Plan produced using PlanUp.

**Cilgwyn, Llanynys**

