



JONES PECKOVER

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Derwen, Llanrhaeadr Yng Nghinmeirch, Denbigh, LL16 4NN

- Detached Rural Bungalow
- Spacious 4 Bedroom Accommodation
- Double Garage & Workshop
- Well Presented Throughout
- Unrivalled Views
- Large Landscaped Gardens
- Ample Ancillary Parking
- No Forward Chain

Substantial Detached 4 Bedroom Bungalow occupying a tranquil and secluded position on the outskirts of the picturesque village of Llanrhaeadr and standing in large landscaped gardens of approximately quarter of an acre.

The property is approached via a tarmacadam driveway providing ample parking for a number of vehicles. The gardens to the front comprise of flower beds and lawns with mature hedging, trees and shrubs, whilst the rear enclosed gardens provide spacious lawns abutting the surrounding countryside and enjoying splendid views.

The accommodation is well presented and in brief provides Entrance Porch, Hallway, Lounge with Dining Area, Kitchen, Separate Utility Room, Cloakroom, 4 Double Bedrooms and large 4 piece Bathroom. Double garage with Workshop area to rear.

No Forward Chain.

ENTRANCE PORCH

UPVC glazed door and side panels

ENTRANCE HALL

Giving access to:

LIVING/DINING ROOM

25'2 x 21'8 overall (7.67m x 6.60m overall)

With two UPVC double glazed patio doors providing stunning views towards the Clwydian Range, centrally situated feature fireplace housing an inset gas fire, offset dining area.

KITCHEN

15'2 x 9'6 (4.62m x 2.90m)

Fitted with a comprehensive range of base and wall units with ample working surfaces over, inset stainless steel double sink unit with mixer taps, void for cooker with extractor hood over, coordinating breakfast table, void and plumbing for dishwasher, UPVC double glazed window to side elevation.

UTILITY ROOM

9'8 x 8' (2.95m x 2.44m)

With UPVC external door and window to side elevation, plumbing for washing machine.

CLOAKROOM

Low flush wc, wash hand basin, tiled walls and flooring.

INNER HALL

Airing cupboard housing the recently installed Worcester gas fired central heating boiler

BEDROOM 1

14'5 x 10'9 (4.39m x 3.28m)

UPVC window to rear elevation with rural views.

BEDROOM 2

14'4 x 10'5 (4.37m x 3.18m)

UPVC window to front elevation.

BEDROOM 3

12'5 x 10'9 (3.78m x 3.28m)

UPVC window to rear elevation, built-in storage cupboards, rural views.

BEDROOM 4

11'1 x 10'9 (3.38m x 3.28m)

UPVC window to front elevation.

BATHROOM

Generous bathroom with panelled bath, pedestal wash hand basin, shower cubicle and low flush wc, tiled walls, UPVC window to front elevation.

DOUBLE GARAGE & WORKSHOP

With up and over electric door, workshop area to rear.

GROUND

The property is accessed via a shared tarmacadam driveway which leads to an extensive parking and turning area. The gardens to the front provide lawns and flower beds together with numerous mature shrubs, trees and hedging. The rear gardens comprise of lawns and sunny and sheltered paved patio areas, they are enclosed and afford an excellent level of privacy and tranquillity, bounded by open countryside and enjoying unrivalled views of the rural landscape towards the Clwydian Range.



SERVICES & CONSTRUCTION

The property benefits from gas fired central heating via a modern, recently installed Worcester boiler with remote access, there is mains water and electricity and private drainage. A modern electronic alarm system is also fitted which benefits from remote access. The property is of timber frame construction with cavity and face brickwork under a tiled roof and benefits from a high level of insulation.

IMPORTANCE NOTICE (D)

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 (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED

FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

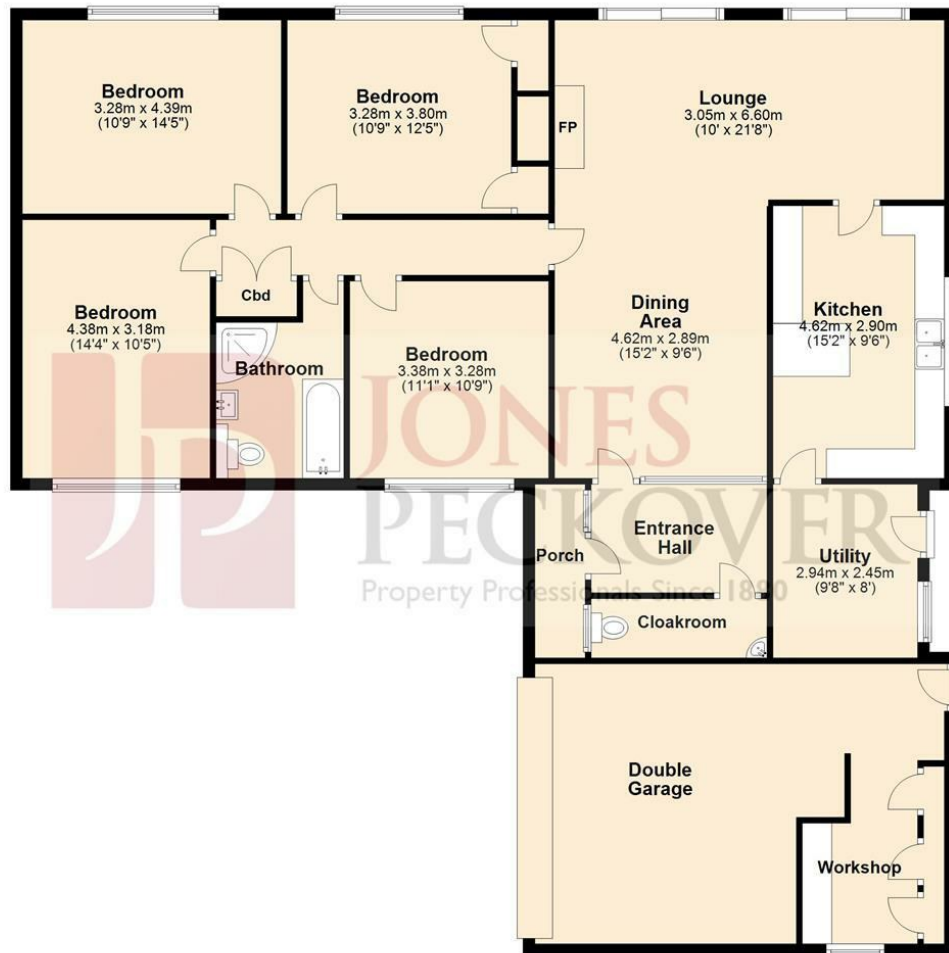
COUNCIL TAX BAND F

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



Ground Floor

Approx. 171.0 sq. metres (1841.0 sq. feet)



Total area: approx. 171.0 sq. metres (1841.0 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.

