



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Rhandir Mwyn, Allt Goch, St. Asaph, LL17 0BW

- Spacious 4 Bedroom Family Home
- Large Gardens and Ample Parking
- En Suite Facilities
- 3 Reception Rooms
- Semi Rural Location with Views
- 4 Double Bedrooms
- Generous Family Bathroom
- Viewing Recommended

Situated in the popular area of Allt Goch, St. Asaph, this exceptionally spacious four bedroom detached house offers an ideal family home with a rural outlook over the Clwydian Hills and to the coastline in the distance. The property boasts large gardens that provide a serene outdoor space, together with ample off-road parking.

Inside, the house features two generous reception rooms, providing versatile spaces for both relaxation and entertainment. A large conservatory extends the living space and overlooks the well-stocked gardens to the rear.

The property has 4 double bedrooms with the master having en suite facilities and there is a large family bathroom.

Situated in a sought-after location, this property not only offers a peaceful retreat but also easy access to local amenities and transport links with the A55 Expressway a short distance away and regular public transport a short walk from the property.

GROUND FLOOR ACCOMMODATION

UPVC double glazed door gives access to:-

ENTRANCE PORCH

With quarry tiled flooring.

ENTRANCE HALLWAY

A light and particularly spacious hallway with turned staircase to first floor, laminate flooring, coved ceiling.

LIVING ROOM

16'10" x 13'11" (5.133 x 4.258)

UPVC double glazed windows to front and side elevations, brick fireplace housing a wood burning stove on a raised tiled hearth, coved ceiling.

KITCHEN/BREAKFAST ROOM

22'10" x 10'5" (6.975 x 3.186)

Base and wall storage units, inset stainless steel sink unit, integrated dishwasher, void for cooker with extractor hood over, integrated American fridge freezer, wine rack, ample working surfaces, laminate flooring, two UPVC windows and door to rear elevation, integral door to garage which has been divided to provide ancillary utility space for the kitchen measuring 2.958m x 2.718m

DINING ROOM

12'10" x 11'4" (3.932 x 3.460)

Coved ceiling. Patio doors giving access to:-

CONSERVATORY

12'1" x 10'0" (3.693 x 3.063)

UPVC double glazed windows and French doors giving access to rear gardens, tiled flooring.

GROUND FLOOR CLOAKROOM

7'3" x 4'5" (2.228 x 1.347)

Low flush wc with concealed cistern, wash hand basin with vanity storage, tiled walls.

FIRST FLOOR ACCOMMODATION

Comprising of:-

LANDING

Particularly spacious landing with UPVC double glazed window to front elevation with rural views, coved ceiling, loft access hatch.

MASTER BEDROOM

16'10" x 13'11" (5.132 x 4.259)

UPVC double glazed windows to front and side elevations with rural views, coved ceiling.

EN SUITE BATHROOM

11'4" x 6'9" (3.465 x 2.078)

Panelled bath with shower over, pedestal wash hand basin, low flush wc, built-in storage cupboards, UPVC double glazed window to side elevation, tiled walls.

BEDROOM 2

12'0" x 10'0" (3.662 x 3.049)

UPVC window to front elevation, coved ceiling.

BEDROOM 3

11'11" x 10'0" (3.652 x 3.049)

UPVC window to rear elevation, coved ceiling.

BEDROOM 4

11'5" x 10'6" (3.493 x 3.217)

UPVC window to rear, coved ceiling.

BATHROOM

12'10" x 7'1" (3.926 x 2.177)

Corner bath with electric shower over, pedestal wash hand basin, low flush wc, UPVC double glazed window to rear, built-in cupboard, laminate flooring, heated towel rail, tiled walls, coved ceiling.

GARDENS

The gardens to the front of the property comprise of lawns,



mature shrubs, trees and hedging together with a tarmacadam driveway providing ample parking. To the rear, the gardens are spacious and enclosed and provide a sunny paved patio, lawns, flower beds, raised planters, garden pond and timber garden store.

GARAGE

The garage is currently divided to provide a garden store with up and over door together with a utility area accessed from the kitchen.

SERVICES

All mains services are connected. Gas fired central heating.

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.

COUNCIL TAX BAND F



