



GROSS INTERNAL AREA  
FLOOR 1: 812 sq.ft, FLOOR 2: 734 sq.ft  
EXCLUDED AREAS: PORCH: 22 sq.ft, CONSERVATORY: 94 sq.ft  
TOTAL: 1546 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
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(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**Glan Ystrad Brookhouse**  
Denbigh, Denbighshire  
LL16 4RF

**Offers Over**  
**£400,000**

AN ATTRACTIVE THREE/FOUR BEDROOM DETACHED HOUSE OF CHARACTER set within large mature and private grounds to the lower part of this noted residential area set on a minor country lane near the river Ystrad about 1 mile from the centre of Denbigh.

The sale presents a unique opportunity to acquire an attractive house in need of a programme of modernisation and with scope for extension subject to usual consents being obtained. It affords entrance hall, a very spacious lounge, separate dining room with adjoining conservatory, kitchen/breakfast room, modern ground floor shower room and WC, side porch, first floor landing, three very spacious double bedrooms, occasional bedroom four/laundry room and bathroom with WC. Gated entrance to a private driveway with ample parking and detached garage, mature and private gardens to all sides. Inspection recommended.

\*\*\*\*\* NO ONWARD CHAIN \*\*\*\*\*

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



## LOCATION



Located on a minor lane on the outskirts of Denbigh, approached either via the A525 Ruthin to Denbigh road opposite The Brookhouse or via Ystrad Lane. It is a very popular residential area convenient for the nearby town centre about 1 mile distant.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Double glazed door leading to entrance hall.

### ENTRANCE HALL

Staircase rising off, panelled radiator.

### LOUNGE

6.76m x 4.24m (22'2" x 13'11")



A spacious room with double glazed windows to front and side, ornate white painted fire surround with tiled insert and hearth. Arched display niche with shelving and fitted bookcase, coved ceiling, TV point, oak boarded floor, further

window to rear of the room overlooking the rear garden, panelled radiator.



### INNER LOBBY

2.08m x 1.83m (6'10" x 6')

Louvre door downstairs cupboard. The room extends into the adjoining dining room.

### DINING ROOM

3.94m x 3.73m (12'11" x 12'3")



A spacious room which is well lit with three double glazed windows, ornate fire surround (flue not in use), oak boarded floor, panelled radiator. Twin glazed and panelled doors leading to lean-to sun room.

### \*MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

### \*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

### VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW



### SUN ROOM

3.73m x 2.31m (12'3" x 7'7")



Set in a secluded position to the western side of the house, it has a sliding door opening to the garden and fitted roof and wall blinds in part.

### KITCHEN/BREAKFAST ROOM

4.32m x 3.76m (14'2" x 12'4")



Fitted with a range of base and wall mounted cupboards and

drawers with a white finish to door and drawer fronts and contrasting stone effect working surfaces. It includes an inset single drainer sink, space for slot in electric cooker, void and plumbing for washing machine and dishwasher, double glazed window overlooking the front, further high level window to rear, coved ceiling, tile effect floor finish, panelled radiator. Glazed and panelled door leading to side porch.



### SIDE PORCH

Built-in louvre door cupboard, double glazed window, matching door leading to front.

### SHOWER ROOM

2.11m x 2.90m (6'11" x 9'6")



Modern white suite comprising corner cubicle with glazed screen, pedestal wash basin and WC, fully tiled walls with decorative dado, tile effect floor finish, double glazed window, extractor fan, chrome towel radiator.

### FIRST FLOOR LANDING

Double glazed window.

### BEDROOM ONE

4.32m x 3.76m (14'2" x 12'4")



A spacious bedroom with a partially vaulted ceiling, it has two double glazed windows, access to roof void and panelled radiator.

### BEDROOM TWO

4.50m x 3.96m (14'9" x 13')



Partially vaulted ceiling with two double glazed windows affording dual aspect, range of fitted bedroom furniture comprising two single door robes with bedside cabinet and locker storage cabinets above, matching dressing table and chest of drawers and mirror fronted wardrobe, fitted window seat.

### BEDROOM THREE

3.89m x 3.68m (12'9" x 12'1")



Partially vaulted ceiling with two windows affording dual aspect, fitted louvre door wardrobe, bulkhead cupboard, access to roof void, panelled radiator.

### BATHROOM

2.18m x 1.83m (7'2" x 6')



Coloured suite comprising panelled bath with combination shower and tap unit, pedestal wash basin and WC, fully tiled walls and floor, double glazed window, panelled radiator.

### LAUNDRY/ OCC. BED FOUR

2.08m x 1.83m (6'10" x 6')

Fitted louvre door cupboard with locker storage cupboard above, window.

### OUTSIDE



The property stands on Brookhouse Lane, a minor country lane located on the periphery of Denbigh. The property has a substantial boundary wall with splayed entrance and gates leading to a wide driveway providing ample space for parking and access to a detached single garage.



The house stands within informal gardens in a mature and quite private setting with an informal lawn area to the front with established and well stocked flower and shrub borders.



Access leads round to the rear where there are sloping grounds, mainly lawned with a number of mature fruit trees, small kitchen garden area and established hedging.

### DIRECTIONS

From the agent's Ruthin office take the A525 Denbigh Road proceeding through the village of Llanrhaeadr and on reaching the 40mph sign by the Brookhouse Inn, take the first left turning onto Brookhouse Lane. Follow the road past the former mill and continue for a short distance whereupon the property will be found on the left hand side almost directly ahead.

### COUNCIL TAX

Denbighshire County Council - Tax Band F

### TENURE

Freehold

### \*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.