



JONES PECKOVER

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Ty Crwn, Llanefydd Road, Henllan, LL16 5BD

- Detached Character 2 Bedroom Cottage
- Ancillary Rooms to Lower Ground Floor
- Versatile and Well Presented Accommodation
- Oil Central Heating, Double Glazing
- Stunning Landscaped Gardens
- Spacious Balcony with Panoramic Views
- Peaceful Village Location
- Viewing Highly Recommended

Detached 2 Bedroom Character Cottage with Stunning Landscaped Gardens in a tranquil village location.

This charming detached cottage offers a delightful character home for those seeking a peaceful lifestyle in an idyllic yet convenient location. With two reception rooms and 2 double bedrooms, the property also boasts additional ancillary rooms to the lower ground floor, providing a versatile and spacious footprint for those wishing to add additional living space. A spacious balcony to the rear provides panoramic views over the abutting countryside.

One of the standout features of this cottage is its stunning landscaped gardens. This beautifully maintained outdoor space offers a perfect setting for enjoying the natural beauty of the surrounding countryside and has been designed to provide a most impressive area enjoying an excellent level of privacy which has been thoughtfully planted to provide an abundance of all-year colour and interest.

Situated in a peaceful rural village, this property is within walking distance of all amenities and is conveniently close to the larger town of Denbigh and the A55 Expressway at St. Asaph. The surrounding area is rich in scenic walks and outdoor pursuits, making it an ideal location for nature lovers.

In summary, this detached character cottage combines comfort, charm, and a picturesque setting. It presents an excellent opportunity for those looking to embrace a quieter way of life while still enjoying the conveniences of modern living.

THE ACCOMMODATION

Spacious Entrance Hall with quarry tiled flooring giving access to:-

LIVING ROOM

Dual aspect room with windows to front and side elevations, centrally situated feature fireplace housing an oil fired stove on a raised tiled hearth, picture rail, beamed ceiling.

SITTING ROOM

With double glazed patio doors providing glorious views to the rear and leading to the balcony.



KITCHEN

Modern fitted kitchen with base and wall storage units, inset sink unit, working surfaces with tiled splashbacks, integrated oven, grill and microwave, void and plumbing for dishwasher, integrated hob with extractor hood over, double glazed windows to front and side elevation with rural views.

BEDROOM 1

Double glazed window to rear with rural and garden views, extensive range of built-in wardrobes and storage.

BEDROOM 2

Double glazed window to side elevation, mirrored wardrobe and storage, vanity wash hand basin.

SHOWER ROOM

Spacious shower cubicle, vanity wash hand basin with storage, low flush wc with concealed cistern, tiled walls, double glazed window to side elevation.

LOWER GROUND FLOOR

The lower ground floor enjoys access from the main house via a staircase from the Living Room together with external access from the rear and there is power and lighting. The accommodation comprises:-

UTILITY ROOM

Situated to the lower ground floor and having quarry tiled flooring, stainless steel sink unit, plumbing for washing machine, exposed stone walling, beamed ceiling, external door to the rear patio.

OFFICE/WORKSHOP

Quarry tiled flooring, base storage units, exposed stone walling.

GARDENS AND GROUNDS

A paved driveway with gated access lies to the front along with enclosed cottage style gardens. To the rear, the extensive gardens comprise of lawns, colourful mature flower borders, sunny South facing patio and extensive balcony. There are two garden ponds along with stone and timber garden stores benefiting from power and lighting. The property abuts unspoilt countryside with stunning views.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Solar panels.





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)

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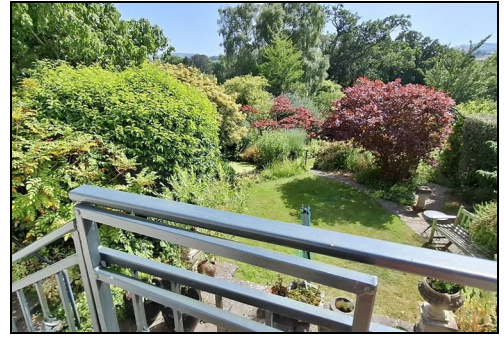
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

PROOF OF IDENTITY -





Ground Floor

