

6 Maes Gogor, Llansannan, Denbigh, LL16 5LJ



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		52	74
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales EU Directive 2002/91/EC			

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.



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6 Maes Gogor
Llansannan, Denbigh,
LL16 5LJ

NEW
£380,000

External

This impressive detached family home enjoys a commanding position with a generous gravel driveway providing ample off-road parking. The front features attractive brick detailing around the porch, dormer windows, and a well-maintained lawn, with parking for 3/4 cars. The rear offers a beautifully landscaped garden with a lawn, patio areas, a useful garden shed, workshop, garage, and a conservatory extension opening directly onto the outdoor space. Mature planting and far-reaching countryside views create a peaceful, private setting ideal for family living.

Entrance Hall

1.60 x 2.27 (5'2" x 7'5")



A bright and welcoming entrance hall and a hallway with a carpeted staircase rising to the first floor. The hall features traditional wood detailing, attractive wallpaper and good natural light.

Kitchen

4.06 x 5.48 (13'3" x 17'11")



A beautifully presented kitchen with olive tree green shaker-style cabinetry and wooden worktops. A practical, spacious and characterful kitchen space. Patio doors leading to outside. Power points and radiator.

Dining Room

4.23 x 3.35 (13'10" x 10'11")



A generous dining room with a large triple window to the front elevation offering pleasant garden views. The room benefits from dark wood detailing, a feature window with traditional glazing bars and plenty of space for your own dining furniture. Power points and radiator.

how to ensure compliance is met and discuss how best to maximise your profitability.

Viewings

By appointment through the Agents' Ruthin Office
01824703030.

Our photos might have been enhanced with the help of AI.
FLOOR PLANS - included for identification purposes only,
not to scale.

Directions

From our Cavendish Estate Agents office on St Peter's Square in Ruthin, head toward Wynnstay Road and follow the A525, A543, and A544 for approximately 17.8 miles toward Llansannan. Once in the village, continue onto Ffordd Gogor and turn onto Maes Gogor, where the property is located on the right.

Living Room

6.42 x 3.75 (21'0" x 12'3")



A spacious living room with a striking brick fireplace housing a wood-burning stove. The room features a large window to the front elevation with traditional glazing bars offering garden views, along with period wood detailing and plenty of space for your own furniture. Radiator, power points and sliding doors leading to the rear patio.

Bathroom

2.05 x 2.71 (6'8" x 8'10")



A spacious bathroom featuring a full-size roll-top bath with traditional brass fittings, pedestal basin and WC with high-level cistern. Finished with white tiling, wood detailing and a

large frosted window providing natural light to the side elevation.

Utility Room

2.19 x 2.05 (7'2" x 6'8")



A practical utility room with plumbing for appliances and useful storage space. Houses the Worcester boiler.

Shower Room

1.76 x 1.76 (5'9" x 5'9")



Modern shower room with a large walk-in shower, pedestal basin and WC. The room includes a useful window for natural light and ventilation.

Conservatory
2.69 x 1.21 (8'9" x 3'11")



A bright and versatile conservatory with extensive glazing offering wonderful views over the rear garden. This sunny extension provides additional living space perfect for year-round use, with tiled flooring and space for relaxed seating.

Landing
2.42 x 1.93 (7'11" x 6'3")



A bright landing area with a useful Velux skylight providing excellent natural light, along with traditional wood detailing and access to further rooms and loft access. Radiator and power point

Bedroom One
5.08 x 3.33 (16'7" x 10'11")



A spacious master bedroom with a large built-in wooden wardrobe, sloping ceiling and a large window enjoying lovely views. The room provides excellent natural light and ample space for bedroom furniture. Leads into the en-suite.

En-Suite
2.64 x 0.89 (8'7" x 2'11")



En-suite bathroom to the master bedroom, complete with cubicle shower, basin and WC.

Bedroom Two
3.19 x 3.75 (10'5" x 12'3")



Bedroom with sloping ceiling and large window to the rear elevation. Radiator and power point.

Bedroom Three
3.10 x 3.74 (10'2" x 12'3")



Bedroom with sloping ceiling and large window to the rear elevation. Radiator and power point.

Bedroom with a sloping ceiling and a large window to the front elevation providing lovely views. Radiator and power point.

Garage
4.13 x 5.90 (13'6" x 19'4")

A large garage with excellent storage space and workshop potential. Ideal for projects, storage or conversion (subject to planning). Remote controlled roller door, power points, log burner, window to side elevation and frosted door to side.

Tenure
* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

Council Tax
* Council Tax Band F - Conwy County Council

AML
Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

Extra Services
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

Award Winning Lettings Services
If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on