



Total area: approx. 135.8 sq. metres (1462.1 sq. feet)



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	
38	71
England & Wales EU Directive 2002/91/EC	

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



**22 Parc Y Llan**  
Henllan, Denbigh, Denbighshire,  
LL16 5AS

**Offers Around**  
**£180,000**

**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.

IN NEED OF MODERNISATION AND REPAIR.

An ideal opportunity to buy an extended 3 bedroom linked-detached bungalow with two storey and rear extensions located at the head of an established cul-de-sac in this popular rural village some 2 miles from Denbigh.

It affords an out-built porch, 2 living rooms, dining area and adjoining kitchen, utility room and w.c. Extended ground floor bedroom with modern shower room. first floor landing with 2 bedrooms.

Oil heating and double glazed. large attached garage with adjoining workshop. Two driveways with central low maintenance garden. Enclosed and private garden area to rear.



**LOCATION**

The village of Henllan is located approximately 2.5 miles from Denbigh and approximately 5 miles from the A55 Expressway at St Asaph. The village provides a primary school, church, inn and nearby Golf Course. A more extensive range of amenities can be found in the town of Denbigh to include supermarkets, Banks, High School and leisure facilities.

**THE ACCOMMODATION COMPRISES**

uPVC door leading to enclosed porch with double glazed window to side.

**ENTRANCE PORCH**

1.91m max x 1.35m (6'3" max x 4'5")

Double glazed inner door leading to day room.

**DAY ROOM**

5.64m max x 3.05m (18'6" max x 10')



Double glazed window to front, staircase rising off, two panelled radiators.

**LOUNGE**

3.91m x 3.71m (12'10" x 12'2")



Stone fireplace with open fire grate, double glazed window to front with aspect along the cul-de-sac, wall light points, boarded floor, panelled radiator.

**DINING AREA**

3.96m x 2.67m (13' x 8'9")



Two built-in cupboards, panelled radiator. Archway to adjoining kitchen.

**KITCHEN**

3.12m x 2.29m (10'3" x 7'6")



Fitted base unit with worktop, Firebird oil

fired combination boiler (condition not known).

**UTILITY ROOM**

2.57m x 2.26m (8'5" x 7'5")

Sink, double glazed window and door to rear.

**CLOAKROOM**

Low-level WC. Access off leading to garage.

**BEDROOM 1**

4.88m x 2.74m overall (16' x 9' overall)



An extended room with double glazed window to rear, two built-in double door wardrobes with cupboard over, radiator.

**SHOWER ROOM**

3.86m overall x 1.88m (12'8" overall x 6'2")



Wet floor system with shower area and Mira shower over, wash basin and WC, double glazed window and chromed towel radiator. Panelled radiator.

**FIRST FLOOR LANDING****BEDROOM 2**

4.17m x 3.35m (13'8" x 11')



Double glazed window to rear, access to under eaves storage area and panelled radiator.

**BEDROOM 3**

4.17m x 2.03m (13'8" x 6'8")



Double glazed window to front with aspect across the village towards wooded countryside, fitted wardrobe, panelled radiator.

**OUTSIDE**

The property stands at the head of the cul-de-sac with a low maintenance garden to front being mainly golden gravel. There are two concrete driveways, the drive to

the left providing parking for two vehicles and access to the attached garage, whilst the drive to the right-hand side provides ideal space for caravan or boat and access round to the rear garden. To the right-hand side is a domestic area with timber panelled shed. There is a flagged patio area which extends to part of the rear with a garden beyond which extends around the attached garage. Modern oil storage tank.

**GARAGE**

5.26m x 3.66m (17'3" x 12')

**WORKSHOP**

4.17m x 2.16m (13'8" x 7'1")

**DIRECTIONS**

From Denbigh continue through the high street into the Lenten Pool roundabout and take the second exit signposted Henllan. Follow the road out of town for some 2 miles and on entering the village Parc Y Llan is the first cul-de-sac on the left-hand side. Proceed for approximately 100 yards and take the first left and the property will be found almost directly ahead.

**TENURE**

Understood to be Freehold

**COUNCIL TAX**

Denbighshire County Council - Tax Band D

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**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**

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/SC