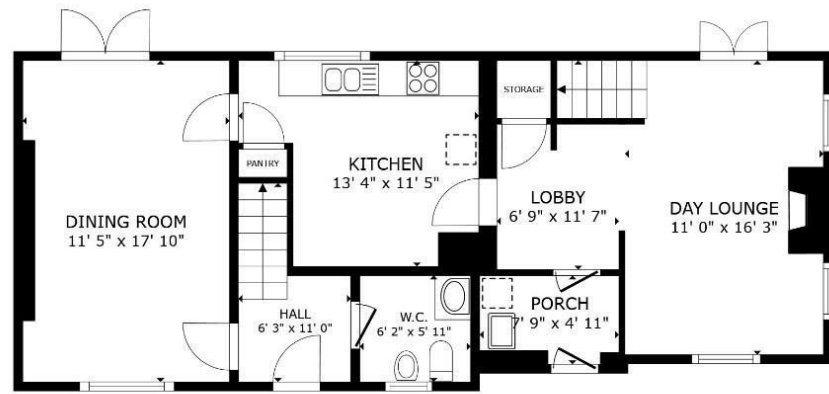


2 Maes Garnedd Peniel, Denbigh, LL16 4TD

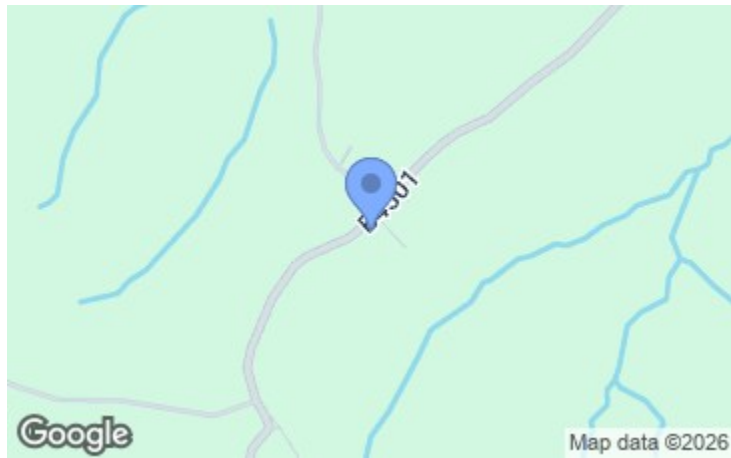


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 719 sq.ft. FLOOR 2 755 sq.ft.
TOTAL : 1,474 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| 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 | |

| 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 | |

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2 Maes Garnedd
Peniel, Denbigh,
LL16 4TD

NEW
£325,000

A GREATLY EXTENDED AND REFURBISHED THREE BEDROOM SEMI-DETACHED HOUSE together with studio and large private gardens standing in an enviable position amidst rolling countryside some 3 miles from Denbigh. Peniel is a small hamlet standing in a slightly elevated position overlooking rolling farmland with views to the North Wales coast and southwards along the Clwydian Hills.

This attractive home affords entrance hall with refurbished cloakroom and WC, through dining room with patio doors to garden, fitted kitchen, central lobby and an attractive day lounge also with French windows leading out, first floor splendid lounge with high vaulted ceiling and four windows commanding far reaching views, secondary staircase with three bedrooms and modern shower room with WC. Pull down ladder to a large attic room with rooflight and boarded floor. Gravelled driveway, modern purpose built studio with lined walls and wood stove, very private and enclosed gardens to rear. Inspection recommended.

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.



www.cavendishproperties.co.uk

2 Maes Garnedd Peniel, Denbigh, LL16 4TD

LOCATION

Peniel is a small hamlet nestling within rolling countryside some 2.5 miles west of Denbigh.

THE ACCOMMODATION COMPRISES

PORCH

Recessed porch with hardwood panelled and glazed door leading to hall.

HALL



Staircase rising off, attractive red quarry tile floor.

CLOAKROOM



Refurbished with a modern contemporary suite comprising vanity unit with drawers and shelf, bidet and low level WC. Tiled flooring, double glazed window, panelled radiator.

DINING ROOM

5.44m x 3.48m (17'10" x 11'5")



A well lit room with double glazed window to front and double glazed Georgian style French doors opening to the rear garden and patio. Red quarry tile flooring, attractive Victorian style fireplace with raised hearth and heavy pine fire surround, coved ceiling, panelled radiator.



KITCHEN

4.06m x 3.48m (13'4" x 11'5")



Fitted with a modern range of base and wall mounted cupboards and drawers with an off white gloss finish to door and drawer fronts and contrasting woodgrain effect working surfaces to include upstand, inset white glazed sink with mixer tap and drainer, integrated four ring LPG gas hob with oven, steel splashback and extractor hood above, Fire Bird oil fired boiler providing heating and hot water, enclosed downstairs pantry cupboard with shelving, red quarry tile flooring, panelled radiator, ceiling downlighters.



INNER HALL

3.53m x 2.06m (11'7" x 6'9")



Enclosed downstairs cupboard.

DAY LOUNGE

4.95m x 3.35m (16'3" x 11')



An attractive room which is light and airy with three double glazed windows and double glazed French doors opening to the south facing garden, ceiling downlighters, coved ceiling, painted brick lined fireplace with wood stove and raised hearth, TV point, white ceramic tile flooring.



REAR PORCH

Stable type door leading out, white glazed Belfast sink with hot and cold supply, plumbing for washing machine, wall shelving, coat hooks, matching flooring.

2 Maes Garnedd Peniel, Denbigh, LL16 4TD

FIRST FLOOR LOUNGE

5.51m x 4.88m (18'1" x 16')



A splendid room approached off the second staircase, it has a high vaulted ceiling with downlighters and Velux rooflight, four double glazed windows affording far reaching views to the north, west and south mainly over adjoining farmland. To the north the views extend towards Denbigh and the North Wales coast and Clwydian Hills. Panelled radiator.



FIRST FLOOR LANDING

Approached over the main staircase with double glazed window, fitted cylinder cupboard with a modern pressurised cylinder, pull down ladder to loft room, panelled radiator.

BEDROOM ONE

3.61m x 3.53m (11'10" x 11'7")



Double glazed window towards the North Wales coast, coved ceiling, walk-in wardrobe with hanging rail and shelving, panelled radiator.