



Clough  
AND  
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## Argoed, Tremeirchion, St. Asaph, LL17 0AU

### Guide Price £499,950

Argoed is a charming family home, ideally positioned on the edge of the highly sought-after rural village of Tremeirchion. This spacious four-bedroom property offers generous and versatile living accommodation, set within the stunning Vale of Clwyd.

The home enjoys far-reaching, picturesque views across rolling countryside, with Snowdonia visible in the distance. It sits within an attractive 0.38 acre plot, featuring well-maintained, mature gardens that provide both privacy and a peaceful, scenic setting—perfect for family living and outdoor enjoyment.

**Accommodation :-** Porch, Lounge/Dining Room, Sitting Room, Kitchen/Diner, Conservatory, Utility Room, Rear Porch, Shower Room, Landing, 4 Bedrooms, Bathroom & Shower Room

**FOR SALE BY PRIVATE TREATY**

GENERAL REMARKS

SITUATION



The property is situated on the outskirts of the sought-after village of Tremeirchion, offering convenient access to neighbouring villages and towns with a range of local amenities. These include a post office, primary and secondary schools, public houses, and regular public transport services.

The property is located approximately 4 miles from the City of St Asaph and around 6 miles from the Market Town of Denbigh.

Tremeirchion is a welcoming village community with its own community pub, primary school, and church. A wider range of facilities and amenities can be found nearby, and the property also benefits from easy access to the main A55 North Wales Expressway, providing convenient connections across North Wales coast, Chester, Merseyside and beyond.

DIRECTIONS

Leaving St Asaph on the A55, continue for approx. 1.4 miles to junction 28. Take the 3rd exit from the roundabout for Rhualt/Tremeirchion. Continue for approx. 0.2 miles and turn Right over the A55 to T junction. Turn left at T junction for Tremeirchion and continue for approx. 1.5 miles. At T junction, turn left and continue for approx. 1 mile where the property is on the right, immediately after the Tremeirchion signage and 20 m/hr sign.

Leaving Denbigh on the A543 for Bodfari continue for approx. 1.4 miles to T junction. At T junction, turn left for St Asaph on the A541. Continue for approx. 0.5 mile then turn right for Tremeirchion. After approx. 1.7 miles turn left at T junction onto the B5429 signposted to Tremeirchion. Continue for approx. 0.5 mile to T junction (within the village of Tremeirchion) then turn left signposted to Denbigh. After approx. 0.2 miles, the property is on the left, just before exiting the 20 m/hr zone.

DESCRIPTION



Argoed is a substantial detached family residence set amid beautiful open countryside in the breathtaking Vale of Clwyd. Offering generous and versatile accommodation, the property is ideally suited to modern family living.

Well maintained and sympathetically modernised over the years, the home combines character with sustainability, featuring eco-friendly enhancements including energy-efficient photovoltaic solar panels and an air source heat pump.

The accommodation briefly comprises :-

FRONT ENTRANCE

PORCH

With oak wooden flooring, solar panel control box and electric meter box cupboard

LOUNGE/DINING ROOM

32'10" x 13'6" (10.02m x 4.12m)



With part oak wooden floor and part carpeted floor, brick built fireplace with brick hearth, oak mantle and woodburner effect gas fire, 3 central heating radiators with windows to front and side aspect.

**ADDITIONAL PHOTOGRAPH**



**SITTING ROOM**  
16'5" x 11'3" (5.02m x 3.45m)



With carpeted floor, corner fitted electric fire, central heating radiator, windows to front and side aspect.

**KITCHEN/DINING AREA**  
28'2" x 9'10" (8.6m x 3.0m)



Comprising of timber cathedral style floor and wall units, granite worktops, Belfast sink, gas range cooker with chimney extractor above, feature glass cabinet, slate tiled flooring, tiled splash back and central heating radiator, door to :-

**ADDITIONAL PHOTOGRAPH**



**DINING AREA**



**CONSERVATORY**

12'9" x 8'10" (3.9m x 2.7m)



A modern south facing conservatory, slate tiled flooring, blinds and perspex roof.

**UTILITY ROOM**

10'2" x 4'7" (3.1m x 1.4m)

Contains the air source heating, plumbing for washing machine and slate tiled floor.

**REAR PORCH**

With back door access to garden

**DOWNSTAIRS SHOWER ROOM**

5'10" x 4'7" (1.8m x 1.4m)

With slated tiled floor, part tiled walls, free standing electric shower cubicle, low level wc, wall mounted wash hand basin and central heating radiator.

**FIRST FLOOR**

**LANDING**

With carpeted floor, central heating radiator, airing cupboard and large upvc window overlooking the garden.

**BEDROOM ONE**

16'8" x 11'3" (5.1m x 3.45m)



Spacious room with carpeted floor, built-in bookcase, central heating radiator, three large windows with views of the rolling hills, front and rear of property, archway leading to :-

**DRESSING ROOM**

11'1" x 5'6" (3.4m x 1.7m)

With carpeted floor, built-in wardrobes, and central heating radiator.

**BEDROOM TWO**

13'4" x 8'2" (4.08m x 2.5m)



With carpeted floor, central heating radiator and window to front aspect.

**BEDROOM THREE**  
13'1" x 6'7" (4.01m x 2.01m)



With carpeted floor, central heating radiator and window to front aspect.

**BEDROM FOUR**  
17'0" x 8'11" (5.2m x 2.74m)



A spacious room with carpeted floor, central heating radiator and three windows.

**BATHROOM**



Comprising panelled bath, pedestal wash hand basin, low level wc, partly tiled walls and tiled floor.

**SHOWER ROOM**



Comprising corner built shower cubicle with shower powered by the air source heating, pedestal wash hand basin, low level wc, partly tiled walls and tiled floor.

**OUTSIDE**



To the front and side is a wide tarmac driveway providing ample parking area as well as established flower and shrub borders. At the rear is a large patio and lawned area which includes, flowerbeds and shrubs, sleeper raised vegetable beds, a wildflower corner and mature hedge surround.

The property also benefits a large garage situated to the rear creating a practical space for storage and gardening needs

**ADDITIONAL PHOTOGRAPH**



**SERVICES**

We are given to understand that the property is connected to mains and solar electricity, mains water and drainage, and air source central heating. . NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

In addition, the property benefits 12 solar panels on the roof, surplus receives an annual feed in tariff.

**TENURE & POSSESSION**

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

**VIEWING ARRANGEMENTS**

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

**EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

**TOWN & COUNTRY PLANNING**

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement,

Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

## **PLANS & PARTICULARS**

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

## **IMPORTANT**

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

## **BUYING PROCEDURE**

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

## **SELLING PROCEDURE**

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.

### Ground Floor

Approx. 117.1 sq. metres (1260.6 sq. feet)



### First Floor

Approx. 80.2 sq. metres (863.1 sq. feet)



Total area: approx. 197.3 sq. metres (2123.6 sq. feet)

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