

Cavendish

Glan Ystrad Brookhouse, Denbigh

£375,000



Glan Ystrad Brookhouse

Denbigh

NO ONWARD CHAIN AN ATTRACTIVE THREE/FOUR BEDROOM DETACHED HOUSE OF CHARACTER set within large mature and private grounds to the lower part of this noted residential area set on a minor country ...
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- IN NEED OF MODERNISATION 7 SCOPE FOR EXTENSION
- KITCHEN/BREAKFAST ROOM & SIDE PORCH.
- GROUND FLOOR SHOWER ROOM, CONSERVATORY
- GATED ENTRANCE WITH DETACHED GARAGE AND PARKING
- AN ATTRACTIVE 3/4 BEDROOM HOUSE
- FIRST FLOOR LANDING, 3 DOUBLE BEDROOMS
- OCC. BED 4 AND BATHROOM
- HALL, LARGE LOUNGE, DINING ROOM
- SET WITHIN MATURE & PRIVATE GARDENS

LOCATION
Located on a minor lane on the outskirts of Denbigh, approached either via the A525 Ruthin to Denbigh road opposite The Brookhouse or via Ystrad Lane. It is a very popular residential area convenient for the nearby town centre about 1 mile distant.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE
Double glazed door leading to entrance hall.

ENTRANCE HALL
Staircase rising off, panelled radiator.

LOUNGE
Dimensions: 6.76m x 4.24m (22'2" x 13'11"). A spacious room with double glazed windows to front and side, ornate white painted fire surround with tiled insert and hearth. Arched display niche with shelving and fitted bookcase, coved ceiling, TV point, oak boarded floor, further window to rear of the room overlooking the rear garden, panelled radiator.

INNER LOBBY
Dimensions: 2.08m x 1.83m (6'10" x 6'). Louvre door understairs cupboard. The room extends into the adjoining dining room.

DINING ROOM
Dimensions: 3.94m x 3.73m (12'11" x 12'3"). A spacious room which is well lit with three double glazed windows, ornate fire surround (flue not in use), oak boarded floor, panelled radiator. Twin glazed and panelled doors leading to lean-to sun room.

SUN ROOM
Dimensions: 3.73m x 2.31m (12'3" x 7'7"). Set in a secluded position to the western side of the house, it has a sliding door opening to the garden and fitted roof and wall blinds in part.

KITCHEN/BREAKFAST ROOM
Dimensions: 4.32m x 3.76m (14'2" x 12'4"). Fitted with a range of base and wall mounted cupboards and drawers with a







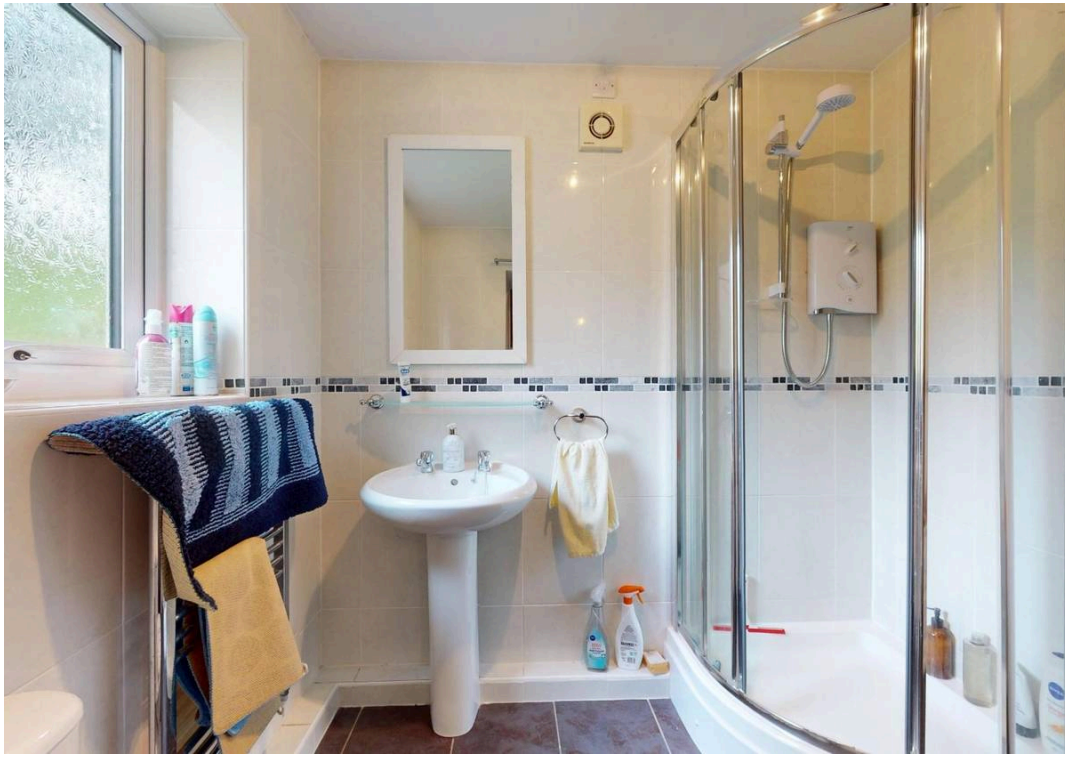
















GROSS INTERNAL AREA
FLOOR 1: 812 sq.ft, FLOOR 2: 734 sq.ft
EXCLUDED AREAS: PORCH: 22 sq.ft, CONSERVATORY: 94 sq.ft
TOTAL: 1546 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Cavendish