



JONES PECKOVER

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47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Pandy Cottage, Lawnt, Denbigh, LL16 4SU

- 3 Bedroom Detached Character Cottage
- Tranquil and Private Rural Location
- 2 Reception Rooms
- Kitchen/Breakfast Room & Utility
- Standing in Approximately Half an Acre
- Lawns, Woodland and River Frontage
- 3 Double Bedrooms
- No Forward Chain



3 Bedroom Detached Cottage in approximately 0.5 acres of gardens and woodland

Situated in the charming hamlet of Lawnt on the outskirts Denbigh, this delightful detached cottage occupies a private and peaceful location and offers spacious 3 Bedroom accommodation with 2 Reception Rooms.

Set within approximately half an acre of grounds with extensive lawns sloping down to the river and an enchanting woodland area adds a touch of nature. Additionally, the river frontage enhances the appeal, offering a picturesque setting that is both tranquil and captivating.

The accommodation within is well-proportioned and provides two reception rooms, kitchen/breakfast room, separate utility room and wc to the ground floor, with the first floor having 3 double bedrooms and bathroom.

No forward chain.

GROUND FLOOR ACCOMMODATION

French doors opening to:-

LIVING ROOM

Light and spacious dual aspect room with timber and glazed French doors to front elevation, window to rear, fireplace housing a multi-fuel stove on a raised slate hearth, staircase to first floor.

SITTING ROOM

Dual aspect with two windows to front elevation, one window to rear, beamed ceiling, fireplace housing a multi-fuel stove on a raised slate hearth.

KITCHEN

Base and wall storage units, working surfaces with inset stainless steel double sink unit, window to rear elevation, French doors to front elevation, void and plumbing for dishwasher, recessed spotlighting.

UTILITY ROOM

With external door to side elevation, window to rear.

GROUND FLOOR WC

Low flush wc, wall mounted wash hand basin, window to front elevation.

FIRST FLOOR ACCOMMODATION

Landing with window to front elevation, access to:-

BEDROOM 1

Window overlooking the front gardens, built in storage cupboard.

BEDROOM 2

Window to rear elevation with rural views, timber flooring.

BEDROOM 3

Window to rear elevation with rural views.

BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, low flush wc, window to front elevation, part tiled walls.

GARDENS AND GROUNDS

The property is approached via a lengthy private drive and opens to a generous parking and turning area. Lawned gardens lie to the front and side together with cottage gardens and small woodland area. The gardens slope down to a small stream which forms the boundary to the front.





SERVICES

Mains water and electricity, septic tank drainage, air source heating.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

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PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. **CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.**



