



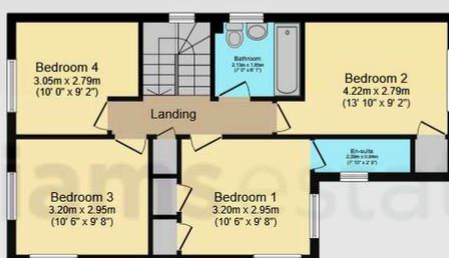
8 Maes Derw, Rhewl, LL15 1TX – £375,000

Tenure: Freehold | EPC: C72 | Council Tax: D

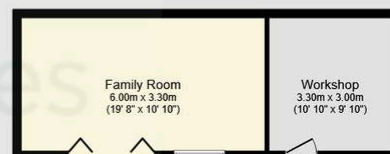
A highly appointed four bedroom detached family house with splendid bespoke garden room, with patio area enjoying views of the adjoining farmland and Clwydian Hills. In a popular semi rural village of Rhewl this home boasts an entrance hall with cloakroom and WC, re-modelled lounge with feature fireplace, luxury fitted kitchen with a range of integrated appliances and adjoining dining room with french doors opening to garden, home office with adjoining utility area. First floor landing, main bedroom with fitted wardrobes and en-suite shower, three further double bedrooms and a modern bathroom. The property also features double glazing and gas central heating, ample space for parking of three cars. A private south facing garden to rear with a stunning bespoke garden room, insulated and lined with three section bi-fold windows, a large decked area together with artificial lawn, and adjoining workshop, the garden enjoys beautiful views of Moel Famau and Clwydian Hills.



Ground Floor
 Floor area 54.9 sq.m. (591 sq.ft.)



First Floor
 Floor area 54.9 sq.m. (591 sq.ft.)



Outbuilding
 Floor area 30.3 sq.m. (326 sq.ft.)

Total floor area: 140.0 sq.m. (1,507 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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