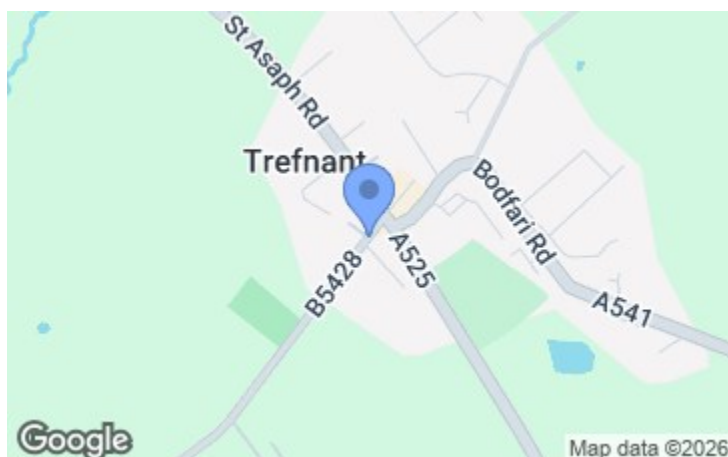




GROSS INTERNAL AREA
FLOOR 1: 991 sq ft, FLOOR 2: 632 sq ft
EXCLUDED AREA: PORCH: 21 sq ft
TOTAL: 1623 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	
52	76
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

Rhiwlas, Henllan Road
Trefnant, Denbigh,
LL16 5UF

Offers Around
£325,000

A TWO/THREE BEDROOM DETACHED DORMER HOUSE recently modernised and refurbished standing in secluded cul de sac just off the centre of this popular rural village some 2 miles south of St Asaph and the A55 Expressway.

This attractive home affords an enclosed porch, L-shaped reception hall with feature painted wall panelling to dado, spacious lounge with brick fireplace and wood stove, new luxury fitted kitchen/dining room with range of built-in appliances and breakfast bar, utility room, bedroom three currently used as a dining room with adjoining conservatory, first floor central landing with two large double bedrooms and luxury bathroom with shower.

Gas heating, integral garden store. Wide driveway together with secondary parking adjoining, enclosed and private westerly facing patio and lawned garden to rear.

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.



REPLACEMENT WINDOWS

we understand all the windows to the main house are due to be replaced with high quality U PVC double glazing by the end of April 2026

LOCATION

Trefnant is a small village community set within The vale of Clwyd, almost equidistant between Denbigh and the city of St.Asaph some 2.5 miles distant. The village enjoys easy access to the A55 expressway making the coastal towns of Prestatyn and Rhyl and East towards Deeside and Chester within easy reach.

THE ACCOMMODATION COMPRISES

PORCH

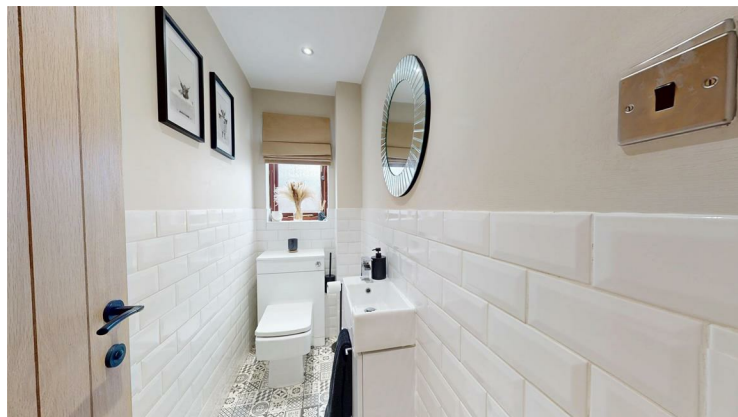
Panelled and glazed door with full depth panel to side leading to enclosed porch, Georgian style glazed window with matching panel leading to entrance hall.

ENTRANCE HALL



L-shaped entrance hall with staircase rising off, decorative painted wood panelling to dado, woodgrain effect floor finish, panelled radiator.

CLOAKROOM



Refurbished with a contemporary white suite comprising wash basin with storage cupboard below, low level WC with concealed cistern, part tiled walls, downlighters, attractive tile effect flooring.

LOUNGE

4.95m x 4.32m (16'3 x 14'2)



A spacious room with a wide window to front, feature brick chimney breast with wood stove on a slate hearth, coved ceiling, t.v. point and radiator.



BEDROOM 3 / DINING ROOM

3.68m x 3.23m (12'1 x 10'7)



Painted panelling to part of one wall, woodgrain effect floor finish, panelled radiator. Square archway to adjoining conservatory.

CONSERVATORY

2.72m x 2.01m (8'11 x 6'7)



Designed to take advantage of the westerly aspect over the private rear garden, it has mahogany woodgrain effect double glazed windows together with pitched polycarbonate roof, matching flooring, twin glazed doors opening to patio.

KITCHEN/BREAKFAST ROOM

6.12m x 3.20m (20'1 x 10'6)



Recently refurbished with a contemporary range of base and wall mounted cupboards and drawers with a large peninsular divide and breakfast bar, it has a grey painted finish to door and drawer fronts and contrasting composite marble effect working surfaces to include a white glazed Belfast sink with mixer tap, inset four ring electric hob with extractor hood and light above, integrated Bosch oven with separate microwave, integrated dishwasher, fridge and corner carousel, marble effect flooring, painted wall panelling in part with TV point, wall light points, downlighters and glazed door to side.



UTILITY

3.12m x 3.20m (10'3 x 10'6)



Fitted base and wall units with void and plumbing for washing machine, space for tumble dryer and freezer, further cabinets, modern Ideal gas fired combination boiler providing heating and hot water. Ceramic tile flooring, panelled door leading to store room.

FIRST FLOOR LANDING



Vaulted ceiling with downlighters, Velux rooflight, painted wall panelling to dado.

BEDROOM ONE

4.34m x 3.78m (14'3 x 12'5)



Double glazed window to front with views across the village towards the Clwydian Hills, built-in double door wardrobe, further window to gable, panelled radiator.