

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		
England & Wales	EU Directive 2002/91/EC	
	72	76

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	

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Treetops 8 Ffordd Pen Y Coed

Trefnant, Denbigh, Denbighshire
LL16 4YH

Price

£450,000

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.

A DECEPTIVELY SPACIOUS FIVE BEDROOM DETACHED HOUSE with large versatile lower ground floor annex which with some refurbishment could provide a spacious one/two bedroom apartment (subject to any necessary consents), the whole set within a corner plot to the head of an established cul de sac on the periphery of Trefnant.

This large architect designed house was built to a very spacious plan throughout to create a unique family home. It affords a deep canopy entrance, large central dining hall, 21ft x 20ft lounge with adjoining sun room, large dining room/second lounge, luxury fitted kitchen/breakfast room, 2 bedrooms with en suite, utility room and cloaks, first floor landing, main bedroom with extensive range of fitted furniture to include concealed dressing room and new luxury en suite shower room, 2 further bedrooms and a luxury shower room.

Large lower ground floor approached via its own entrance hall or via an internal staircase from the kitchen, it provides two large rooms capable of sub-division together with an inner lobby, utility space and a bathroom.

Two driveways providing extensive parking together with secluded low maintenance garden and garden shed. Inspection recommended.



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

FRONT ENTRANCE

Deep and arched recessed entrance with heather brown tiled floor, light point, panelled and glazed door with glazed panel to side leading to a very spacious central dining hall.

DINING HALL

6.10m x 4.37m (20' x 14'4)



Turned staircase rising off, artex ceiling, ceramic tiled

flooring, Two panelled radiators. Twin glazed doors within an arched and glazed surround opening to lounge.

INNER LOBBY

Leading to kitchen, utility, bedroom 5 and bathroom, internal staircase to first floor.

LOUNGE

6.45m x 6.10m (21'2 x 20')



A very spacious and well lit room with two double glazed windows both with blinds, double glazed sliding doors opening to the adjoining conservatory. There is a feature marble fireplace and hearth with inset electric fire, fitted cabinet surround providing extensive shelving with TV point, coved ceiling, wall light points, two panelled radiators. Twin panelled doors to dining room.



been designed for low maintenance, having benefited from extensive landscaping with low level stone walls, wide patios together with slated areas and a profusion of specimen shrubs and plants. To the lower part is a timber-framed and panelled garden shed with pathway and steps leading round to the rear of the house.

To the left hand side and adjoining the main drive is a further quite secluded garden also designed for low maintenance and a purpose built ornamental pond with cascade, large artificial lawned area with timber framed and panelled summerhouse, screen fencing, further wide patio with decorative railings leading round to the rear of the house.

COUNCIL TAX

Denbighshire County Council - Tax Band G

TENURE

Freehold.

DIRECTIONS

From the Denbigh direction take the A525 towards St Asaph. Continue for some two miles and on entering Trefnant, turn right at the traffic lights onto the Mold road and continue for approximately 100 yards and bear left onto the road towards Tremeirchion. There are signs indicating the road is closed but this some distance further on, take the first left into the development and first right into Ffordd Pen Y coed and continue to the head of the cul-de-sac.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW

vanity with bowl, storage cabinets, low level WC, wall mirror with light, chrome towel radiator.

airing cupboard with large pressurised cylinder, anthracite grey towel radiator.

BEDROOM TWO

5.05m x 3.66m (16'7" x 12')



Vaulted ceiling with Velux roof light, access to deep under eaves storage area, double glazed window, panelled radiator.

LOWER GROUND FLOOR

Approached via an internal staircase off the kitchen but also benefiting from its own entrance door to the lower part of the driveway, it has a double glazed door leading into entrance lobby.

ENTRANCE LOBBY

Further glazed door leading to inner hall.

INNER HALL

Radiator, fitted cloaks cupboard.

LIVING ROOM

A large central room with two windows, coving, radiator.

BEDROOM

Two double glazed windows to front, panelled radiator.

UTILITY

Fitted with a range of base and wall mounted cupboards and drawers with roll edge working surfaces to include inset one and half bowl sink, void and plumbing for dishwasher, space for inset hob and oven (not installed), wall mounted gas fired boiler providing domestic hot water and heating to the lower ground floor, enclosed understairs cupboard, glazed door leading to rear.

BATHROOM

Coloured suite comprising panelled bath with grip handles, separate shower cubicle with electric unit, pedestal wash basin, WC, part tiled walls, high level window, wall mirrors, panelled radiator.

OUTSIDE

The property stands in a large plot to the head of an established residential cul de sac. It is approached over a wide tarmac drive providing ample parking for 4/5 cars whilst there is a further driveway which extends across the front elevation leading to a wide parking area to the lower ground floor. Drainage is connected to mains via a discreet pumping system at the lower driveway. The gardens have

BEDROOM THREE

4.67m x 3.89m (15'4" x 12'9")

Dual aspect with two double glazed windows, two mirror fronted sliding door wardrobes, two panelled radiators.

SHOWER ROOM

4.80m x 2.69m (15'9" x 8'10")



Luxury white suite comprising floor level tray with glazed screen, high output shower, vanity with large bowl, storage cabinets, further fitted cabinet incorporating low level WC,

CONSERVATORY

5.13m x 3.35m (16'10" x 11')



Predominately southerly aspect with double glazed windows to three sides to include French doors opening to a raised balcony overlooking the rear garden, it has a solid roof with central double glazed lantern, woodgrain effect flooring.

DINING ROOM

5.66m x 4.19m (18'7" x 13'9")



Dual aspect with two double glazed windows, coved ceiling, panelled radiator, fitted bookshelves to the majority of one wall.

KITCHEN/BREAKFAST ROOM

5.66m x 3.96m (18'7" x 13')



Fitted with a contemporary range of base and wall mounted cupboards and drawers with a white high gloss finish to door and drawer fronts to include a large peninsular divided and breakfast bar. It has granite effect working surfaces with inset one and half bowl sink with mixer tap, integrated kettle, and waste disposal unit, inset five ring stainless steel gas hob with convector hood and light above, integrated dishwasher, AEG microwave oven and Cercotherm oven, pan drawers, concealed downlighters, attractive glass upstands, ceramic tiled flooring. Double glazed window, glazed door leading to rear patio, enclosed staircase leading to lower ground floor.





BEDROOM FIVE
4.32m x 3.68m (14'2 x 12'1)



Fitted with an extensive range of furnishings with three double door wardrobes, single door robe, fitted overhead locker cupboards with display units and bedside cabinets, large dresser unit and chest of drawers, double glazed window, box panelled radiator.

SHOWER ROOM
4.32m x 3.68m (14'2 x 12'1)



White suite comprising large floor level tray with glazed screen and high output shower, large vanity with shaped bowl with wall mirror, pelmet lighting and storage above, further cabinet incorporating low level WC, part tiled walls, ceramic tiled floor, chrome towel radiator.

UTILITY ROOM
2.74m x 2.44m (9' x 8')

Fitted base unit with inset stainless steel sink with mixer tap and drainer, plumbing for washing machine, wall shelf, hanging rail, further working surfaces with tiled splashback, Worcester gas fired combination boiler providing heating and hot water, ceramic tiled floor.

CLOAKROOM

White suite comprising vanity with large shaped bowl, storage cupboard beneath, mirror with pelmet lighting and shelving above, low level WC, arched double glazed window to front. Panelled door leading through to side hall.

SIDE HALL

External door, fitted wall cabinet, worktop.

INNER LOBBY

Fitted cupboards and coat hooks, panelled radiator.

FIRST FLOOR LANDING



Partially vaulted ceiling with Velux roof light, large walk-in under eaves storage area, panelled radiator.

BEDROOM ONE
3.96m x 3.91m (13' x 12'10)

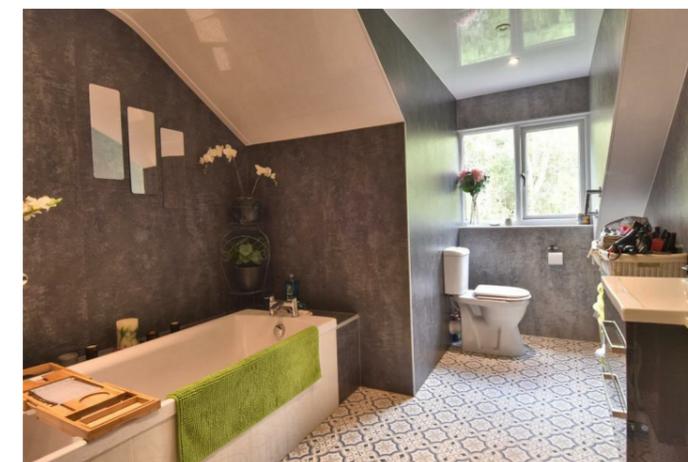


A very spacious room with an extensive range of furnishings to include wardrobes, chest of drawers and dressing table together with locker storage cupboards over bed recess, double glazed window to side, twin panelled doors opening to large walk-in dressing room, box panelled radiator.

DRESSING ROOM
5.23m x 2.29m (17'2 x 7'6)

Extensive rails and shelving units together with study area and window to rear.

EN SUITE
4.80m x 2.74m (15'9 x 9')



Modern white suite comprising panelled bath, separate walk-in shower cubicle with floor level tray, glazed screen, high output shower with monsoon style head, wall mounted

BEDROOM FOUR
5.18m x 4.32m (17' x 14'2)



Double glazed window to side, fitted furniture with off-white toned finish to include mirror fronted sliding door wardrobe, open display units, display cabinets, locker storage cupboard over bed recess. Further dressing table and chest of drawers with open shelving, box panelled radiator.