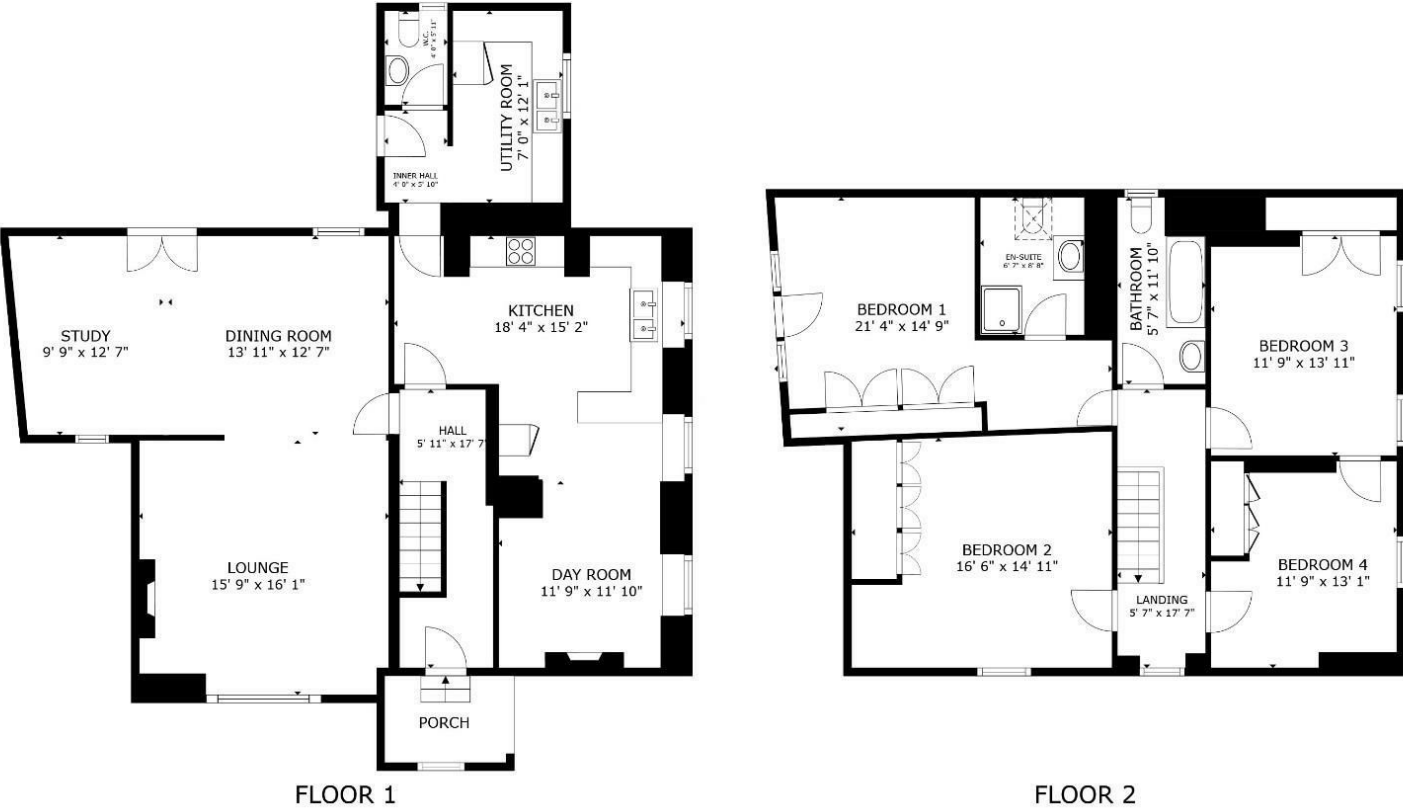


Groesffordd Tremeirchion, St. Asaph, Denbighshire, LL17 0UN



GROSS INTERNAL AREA  
FLOOR 1 1,221 sq.ft. FLOOR 2 1,090 sq.ft.  
EXCLUDED AREAS : PORCH 42 sq.ft.  
TOTAL : 2,311 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 80        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



**Groesffordd**  
Tremeirchion, St. Asaph, Denbighshire  
LL17 0UN

**Price**  
**£550,000**

AN IMPOSING AND HIGHLY APPOINTED FOUR BEDROOM DETACHED PERIOD HOUSE formerly a farmhouse dating from the early 1800s subsequently extended more recently in the 1980s to provide a very spacious and unique family home situated within beautifully landscaped gardens together with a detached double garage and driveway.

Located in the heart of this popular rural village on the western slopes of the Clwydian Hills with far reaching westerly views across the Vale and north Wales coast. It affords entrance porch, central hall, elegant lounge with fireplace and opening to a large adjoining dining room and study, modern fitted kitchen with Ever-hot range and adjoining day lounge, side hall with utility and cloakroom. First floor landing, large main bedroom with fitted wardrobes, twin glazed doors opening to balcony and splendid luxury en suite shower room, three further double bedrooms and bathroom. Inspection highly recommended.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

**LOCATION**

Tremeirchion is a small village community standing on the slopes of the Clwydian Hills some 5 miles from Denbigh and 10 miles from Ruthin. Whilst rurally situated, the village is within 3 miles of the A55 Expressway enabling ease of access across North Wales and Cheshire.

**THE ACCOMMODATION COMPRISES****SIDE ENTRANCE PORCH**

Outbuilt side entrance porch with single glazed window, heather brown tiled steps, modern light woodgrain effect double glazed door with decorative leaded effect panes leading to spacious reception hall.

**RECEPTION HALL**

5.36m x 1.80m (17'7" x 5'11")



Hexagonal tiles in part with the remainder carpeted with a turned staircase rising off, box panelled radiator.

**LOUNGE**

4.90m x 4.80m (16'1" x 15'9")



A spacious and elegant room with wide double glazed window with deep sill affording views across the village in a westerly direction, across the Vale towards the north Wales coast and Snowdonia.

Feature stone fireplace with oak top, hearth and contemporary and enclosed wood stove, wall light point, traditional column radiator.



The room opens into a very spacious open plan family and dining room.

**FAMILY AND DINING ROOM**

7.21m x 3.84m (23'8" x 12'7")



Impressive polished herringbone woodblock floor. Portal window to the west elevation, further window and double glazed doors opening to a very secluded courtyard. Two traditional column radiators.



To one side of the house is a secluded courtyard bounded by the substantial stone wall with arched gate leading through to the village road. There is a wide mainly riven stone patio with low level wall and steps rising to a sheltered lawn with established flower and shrub borders.

**DETACHED DOUBLE GARAGE**

5.49m x 5.03m (18' x 16'6")

Metal up and over door to front, electric light and power, mezzanine floor in part providing excellent storage, personal door to side.

**DIRECTIONS**

From the centre of Denbigh proceed to the roundabout on the outskirts of the town and take the second exit onto the A525 St Asaph / Rhyl Road. After approximately one mile take the right hand turn, next to the Chapel signposted for Tremeirchion. On reaching the cross roads proceed straight on and follow this road for a further two miles until reaching the junction. Bear left for Tremeirchion and proceed into the village and continue to the T-junction and turn right. Follow the road up the hill and the house is the last on the right.

**COUNCIL TAX**

Denbighshire County Council - Tax Band F

**TENURE**

Freehold.

**\*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.

**VIEWINGS**

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

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

HE/PMW

## BEDROOM FOUR

3.99m x 3.58m (13'1" x 11'9")



Interconnecting with bedroom three and presently used as a dressing room, it has a double and single door wardrobe, double glazed window with deep sill, boxed panelled radiator.

## BATHROOM

3.61m x 1.70m (11'10" x 5'7")



White suite comprising P-shaped bath with glazed screen and high output shower, pedestal wash basin and WC, fully tiled walls with decorative dado, double glazed window, cream enamelled towel radiator.

## OUTSIDE



The property stands in a prominent position to the upper part of the village with substantial stone faced boundary wall to three sides. There is a wide tarmac driveway leading in which provides shared access to this and to two adjoining properties. A gated entrance leads through to a gravelled drive and thereafter the driveway extends to one side of the house where there is ample space for parking two cars and access to the detached double garage.



The gardens have benefited from many years of landscaping to provide interest and colour throughout the year. To the front are two shaped lawns with central pathway, attractive stone lined ornamental pond with water feature. The garden extends round to the eastern side of the house where there is a further informal lawn with sheltered patio, timber framed potting shed and an informal lawned area with natural limestone faced rockery.



## KITCHEN

5.59m x 4.62m (18'4" x 15'2")



The kitchen is fitted with a modern range of base and wall mounted cupboards and drawers with a soft cream tone finish to door and drawer fronts and contrasting stone effect working surfaces to include a peninsular divide. White glazed sink with mixer tap and drainer, attractive tiled splashbacks.



Stone faced inglenook style fireplace housing "Ever Hot" range with large twin hot plates and oven. Samsung extractor hood and light above, attractive octagonal shaped floor tiling, double glazed

window, panelled radiator. The kitchen leads through to the day lounge.



## DAY LOUNGE

3.61m x 3.58m (11'10" x 11'9")



A section of exposed and original wattle and daub detailing, raised hearth with Yotel wood stove, double glazed window, modern column radiator.

## REAR HALL

Matching flooring which extends into the adjoining utility room and cloakroom, double glazed door leading to the courtyard.

### CLOAKROOM



Refurbished with a luxury white suite comprising wash basin on a wooden cabinet, low level WC, fully tiled walls in travertine tiling, double glazed window, chrome and enamel towel radiator.

### UTILITY ROOM

3.68m x 2.13m (12'1" x 7')



Worcester oil fired boiler providing heating and hot water, fitted base unit with hardwood worktop, inset one and half bowl sink with drainer, plumbing for washing machine, panelled radiator.

### FIRST FLOOR CENTRAL LANDING

5.36m x 1.70m (17'7" x 5'7")



Double glazed window affording far reaching westerly views across the Vale towards Snowdonia, panelled radiator.

### BEDROOM ONE

4.50m x 3.66m plus large side lobby (14'9" x 12' plus large side lobby)



A splendid room with adjoining en suite, it has a partially vaulted ceiling and modern double glazed door with windows to either side leading to a large and covered balcony with views across the village towards the north Wales coast, the Little Orme near Llandudno and in the west Eryri.



Built-in oak panelled double door wardrobes providing a combination of hanging rails and shelving, panelled radiator.

### EN SUITE SHOWER ROOM

2.64m x 2.01m (8'8" x 6'7")



Luxury en suite shower room recently refurbished with a large walk-in shower with glazed screen and high output shower, modern vanity with deep basin, pillar tap and storage cabinet, low level WC, partially vaulted ceiling with walls clad in marble effect wall board together with clad ceiling with downlighters, Velux roof light, stainless steel and enamel towel radiator.



### BEDROOM TWO

5.03m x 4.55m (16'6" x 14'11")



Spacious double bedroom with part vaulted ceiling, outbuilt wardrobes comprising three double door wardrobes providing a combination of hanging rails and shelving, matching chest of drawers, vanity with sink and tiled splashback, double glazed window with far reaching westerly views towards Snowdonia and the north Wales coast, panelled radiator.

### BEDROOM THREE

4.24m x 3.58m (13'11" x 11'9")



Part vaulted ceiling with built-in double door wardrobe, two double glazed windows both with deep sills, panelled radiator.