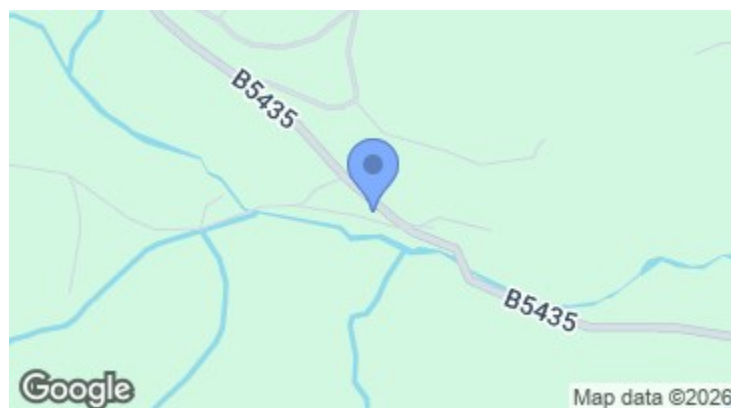


GROSS INTERNAL AREA  
FLOOR 1: 710 sq.ft, FLOOR 2: 419 sq.ft  
TOTAL: 1129 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



Energy Efficiency Rating	
Current	Potential
81	100
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (82 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales EU Directive 2002/91/EC	



**Derwas, Nantglyn**  
Denbigh, Denbighshire,  
LL16 5PU

**Price**  
£234,995

AN ATTRACTIVE THREE BEDROOM SEMI DETACHED HOUSE, recently modernised and refurbished to include an air source heating system, high levels of insulation and eight solar panels to reduce running costs to a minimum whilst retaining the character and charm associated with a house of this period together with private gardens to rear with decked area and store shed. Located on a minor road in the heart of rolling countryside about 1 mile from the village centre.

It affords kitchen/dining room, lounge with stone lined fireplace, rear hall/utility and modern bathroom with WC, first floor landing also interconnecting with the garden and patios, three bedrooms and cloaks with WC.

Delightful westerly views across the valley together with a parking area for two/three cars opposite.

INSPECTION RECOMMENDED

**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.



**LOCATION**



The property occupies a delightful laneside setting on the fringe of this popular rural village community enjoying views over the surrounding hillside. Nantglyn is a small rural village situated in the picturesque valley approximately five and a half miles from the market town of Denbigh.

**AIR SOURCE HEATING**

The house has recently benefitted from an Eco 4 scheme which has included the provision on an air-source boiler with new radiators, insulated and pressurized cylinders for the hot water and internal lining of the majority of external walls which has significantly reduced running costs and provided a B rating for the EPC. In addition there are 8 photovoltaic panels.

**THE ACCOMMODATION COMPRISES**

**FRONT ENTRANCE**

Light green wood grain effect composite door leading to the kitchen/dining room.

**KITCHEN/DINING ROOM**

4.95m x 3.86m (16'3 x 12'8)



An attractive room with heavy beamed ceiling, feature and original stone lined chimney breast with raised hearth and ornate cast iron multi fuel fire grate, fitted base units with white high gloss fronted door fronts with wood grain effect working surfaces to include an inset one and half bowl stainless steel sink, inset electric cooker with stone upstand, double glazed window with an open westerly aspect over rolling countryside, wood grain effect flooring, panelled radiator.



**LOUNGE**

4.57m x 3.71m (15' x 12'2)



Stone lined fireplace with raised hearth, supporting beam and cast iron multi fuel fire grate, double glazed window with deep tiled sill with westerly aspect towards wooded countryside, heavy beamed ceiling, polished strip hardwood flooring, TV point, wall light points, panelled radiator.



**REAR HALL/UTILITY AREA**

3.53m x 1.70m (11'7 x 5'7)



Plumbing for washing machine, space for fridge, wall cupboard, wood grain effect flooring, panelled radiator.

**BATHROOM**

4.72m x 1.70m (15'6 x 5'7)



Modern white suite comprising shaped bath with a panelled surround with combination shower and tap unit, attractive wood grain effect wall board to the bath, vaulted ceiling, Velux roof light, wall mounted mirror fronted medicine cabinet with shelving, wash basin with cupboard beneath, low level WC, extractor fan, wood grain effect flooring, panelled radiator.

**FORMER GARAGE**

7.62m x 2.74m (25' x 9')

Timber panelled doors leading in, electric light and power installed together with cold water tap. It also houses the inverter for the photovoltaic solar panels to both the front and rear roof slopes and a Grant pressurised hot water cylinder interconnecting with the air source heating. Panelled door leading through to the utility area.

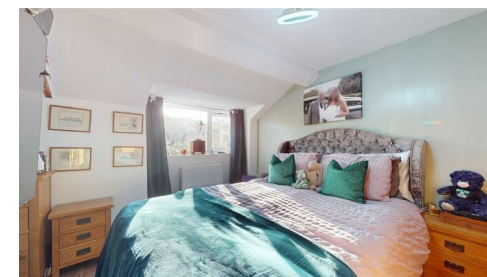
**FIRST FLOOR LANDING**



Fitted linen cupboard, steps, double glazed door leading to the rear decked patio and beyond to the garden.

**BEDROOM ONE**

3.56m x 3.51m (11'8 x 11'6)



Double glazed window to front, partially vaulted ceiling, TV point, panelled radiator.

**BEDROOM TWO**

3.61m x 2.64m (11'10 x 8'8)



Double glazed window to front, TV point, panelled radiator.

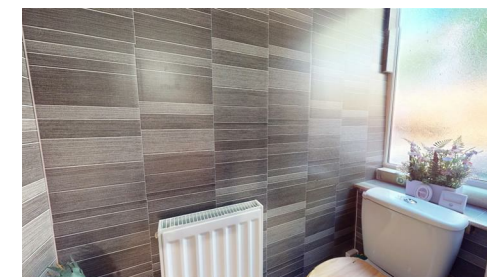
**BEDROOM THREE**

2.54m x 2.16m (8'4 x 7'1)



Wood grain effect flooring, TV point, panelled radiator.

**CLOAKROOM**



Modern suite comprising wash basin and low level WC, attractive wood grain effect wall panelling, double glazed window, panelled radiator.

**GARDENS**



The garden is to the rear of the house and is approached via the glazed door from the first floor landing. It opens to a wide timber panelled deck which extends across the rear elevation

and around to the left hand gable and provides a delightful sitting area to enjoy the far reaching westerly views across the valley and wooded countryside.



The gardens are private and have been landscaped to create winding pathways leading to a sheltered and secluded sitting areas, informal lawns and a modern garden store.



**CAR PARKING**

Located directly opposite the cottage is an area of ground which forms part of the freehold which provides a very useful hard standing for three cars.

**DIRECTIONS**

From the centre of Denbigh proceed to the Lenten Pool roundabout, bear left and proceed up Smithfield taking the first left hand turning after Morrison's Supermarket following the signs for Nantglyn. On reaching the junction bear right and out of the residential area. Continue through the area known as The Lawnt, up through the 'S' bends and the next right hand turning for Nantglyn. Follow this lane into the village and immediately after the bridge take the first right signposted for Bylchau. Proceed up the hill for about 0.75 mile where the property will be found on the right hand side.

**COUNCIL TAX**

Denbighshire County Council - Tax Band E

**TENURE**

Believed to be freehold.

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**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**

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