



# JONES PECKOVER

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## Tan y Ffordd, Waen, Nantglyn, LL16 5PU

- Detached 4 Bedroom House
- Detached Outbuilding
- Private & Peaceful Setting
- Approximately 1.22 Acres
- Rural Location with Stunning Views
- Well Presented Accommodation

Detached 4 Bedroom Property, Approx. 1.22 acres, Detached Outbuilding.

Nestled in a sheltered position on the outskirts of the picturesque village of Nantglyn, Denbigh, this substantial detached house offers a perfect blend of rural charm and modern living. Set within an impressive 1.22 acres of beautifully landscaped gardens, the property boasts panoramic views from all principal rooms.

The well-appointed accommodation includes two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings together with a contemporary kitchen and separate utility room. The home features four generously sized bedrooms, providing ample space for family or guests.

The location is both private and convenient, situated on the outskirts of the village, allowing for a peaceful lifestyle while still being within easy reach of local amenities. Additionally, the property includes a useful detached outbuilding, suitable for providing ancillary accommodation, a workshop/studio or indeed for equestrian/smallholding use.

This property combines the tranquillity of rural living with the practicality of modern amenities and provides an impressive rural home in an enviable location.

### GROUND FLOOR ACCOMMODATION

UPVC door giving access to:-

#### ENTRANCE HALLWAY

With storage cupboard, staircase to first floor, access to:-

#### LIVING ROOM

UPVC window and patio doors to front elevation, centrally situated fireplace housing a multi fuel stove, coved ceiling, stunning views. Steps to:-

#### STUDY AREA

UPVC window to side elevation with views of the garden, door through to rear hallway.

#### DINING ROOM

Fireplace housing a multi fuel stove, UPVC double glazed window to front elevation, coved ceiling.

#### KITCHEN

Fitted with a range of contemporary white gloss base and wall storage units with granite working surfaces over, inset one and a half bowl sink unit with mixer tap, integrated double oven and induction hob with extractor hood over, laminate flooring, void and plumbing for dishwasher, UPVC window to rear elevation.

#### UTILITY ROOM

Wash hand basin, plumbing for washing machine, UPVC window to side elevation

#### GROUND FLOOR WC

Low flush wc, UPVC window to rear elevation.

#### FIRST FLOOR LANDING

Light and spacious landing with UPVC double glazed window to side elevation

#### BEDROOM 1

Two UPVC double glazed windows to side elevation, coved ceiling.

#### BEDROOM 2

UPVC window to front elevation with stunning views, range of built-in wardrobes and storage, coved ceiling, picture rail.

#### BEDROOM 3

UPVC double glazed window to front elevation with stunning views, coved ceiling.

#### BEDROOM 4

UPVC window to front elevation with views.

#### BATHROOM

Corner jacuzzi bath, shower cubicle, pedestal wash hand basin, low flush wc, fully tiled walls and floor, UPVC window to rear.

#### GROUNDS AND OUTBUILDING

The property enjoys gated access from the country lane and a chipped driveway provides ample off road parking. The grounds provide beautifully landscaped gardens comprising of extensive lawns, established flower borders stocked with an abundance of shrubs and flowering plants providing year-round colour, mature specimen trees and shrubs and a sunny and sheltered seating area taking in





the stunning views. The grounds amount to approximately 1.22 acres and could be adapted for equestrian use if required. A detached outbuilding lies close to the main residence and offers excellent versatility of use as a studio, workshop, stables or indeed to provide ancillary accommodation if required, subject to planning.

**COUNCIL TAX BAND F**

**IMPORTANCE NOTICE (D)**

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

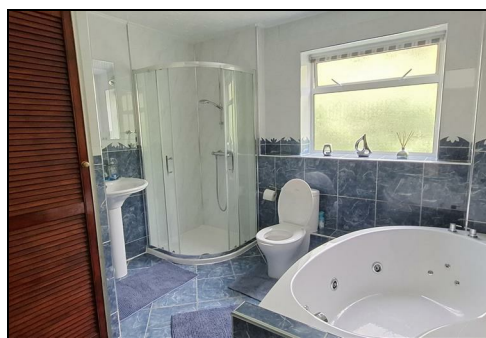
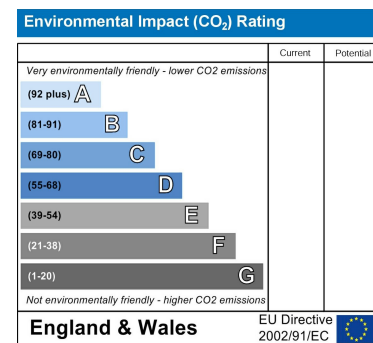
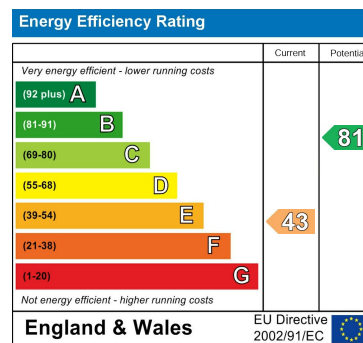
**MISREPRESENTATION ACT (D)**

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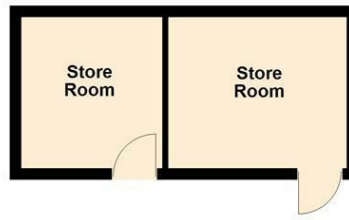
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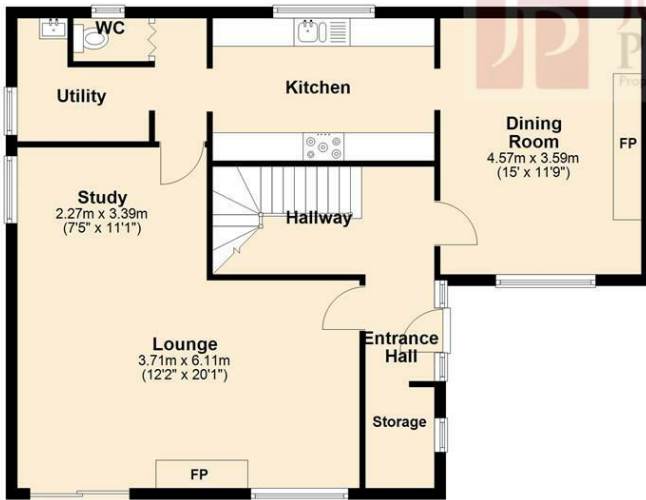
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.



Outbuilding



Ground Floor



First Floor

