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Derwen, Llanrhaeadr Yng Nghinmeirch, Denbigh, LL16 4NN

- Detached Rural Bungalow
- Spacious 4 Bedroom Accommodation
- Double Garage & Workshop
- Well Presented Throughout
- Unrivalled Views
- Large Landscaped Gardens
- Ample Ancillary Parking
- No Forward Chain

Substantial Detached 4 Bedroom Bungalow occupying a tranquil and secluded position on the outskirts of the picturesque village of Llanrhaeadr and standing in large landscaped gardens of approximately quarter of an acre.

The property is approached via a tarmacadam driveway providing ample parking for a number of vehicles. The gardens to the front comprise of flower beds and lawns with mature hedging, trees and shrubs, whilst the rear enclosed gardens provide spacious lawns abutting the surrounding countryside and enjoying splendid views.

The accommodation is well presented and in brief provides Entrance Porch, Hallway, Lounge with Dining Area, Kitchen, Separate Utility Room, Cloakroom, 4 Double Bedrooms and large 4 piece Bathroom. Double garage with Workshop area to rear.

No Forward Chain.

ENTRANCE PORCH

UPVC glazed door and side panels

ENTRANCE HALL

Giving access to:

LIVING/DINING ROOM

25'2 x 21'8 overall (7.67m x 6.60m overall)

With two UPVC double glazed patio doors providing stunning views towards the Clwydian Range, centrally situated feature fireplace housing an inset gas fire, offset dining area.

KITCHEN

15'2 x 9'6 (4.62m x 2.90m)

Fitted with a comprehensive range of base and wall units with ample working surfaces over, inset stainless steel double sink unit with mixer taps, void for cooker with extractor hood over, coordinating breakfast table, void and plumbing for dishwasher, UPVC double glazed window to side elevation.

UTILITY ROOM

9'8 x 8' (2.95m x 2.44m)

With UPVC external door and window to side elevation, plumbing for washing machine.

CLOAKROOM

Low flush wc, wash hand basin, tiled walls and flooring.

INNER HALL

Airing cupboard housing the recently installed Worcester gas fired central heating boiler

BEDROOM 1

14'5 x 10'9 (4.39m x 3.28m)

UPVC window to rear elevation with rural views.

BEDROOM 2

14'4 x 10'5 (4.37m x 3.18m)

UPVC window to front elevation.

BEDROOM 3

12'5 x 10'9 (3.78m x 3.28m)

UPVC window to rear elevation, built-in storage cupboards, rural views.

BEDROOM 4

11'1 x 10'9 (3.38m x 3.28m)

UPVC window to front elevation.

BATHROOM

Generous bathroom with panelled bath, pedestal wash hand basin, shower cubicle and low flush wc, tiled walls, UPVC window to front elevation.

DOUBLE GARAGE & WORKSHOP

With up and over electric door, workshop area to rear.

GROUND

The property is accessed via a shared tarmacadam driveway which leads to an extensive parking and turning area. The gardens to the front provide lawns and flower beds together with numerous mature shrubs, trees and hedging. The rear gardens comprise of lawns and sunny and sheltered paved patio areas, they are enclosed and afford an excellent level of privacy and tranquillity, bounded by open countryside and enjoying unrivalled views of the rural landscape towards the Clwydian Range.



Ground Floor

Approx. 171.0 sq. metres (1841.0 sq. feet)



Total area: approx. 171.0 sq. metres (1841.0 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

