

# Cavendish

RESIDENTIAL

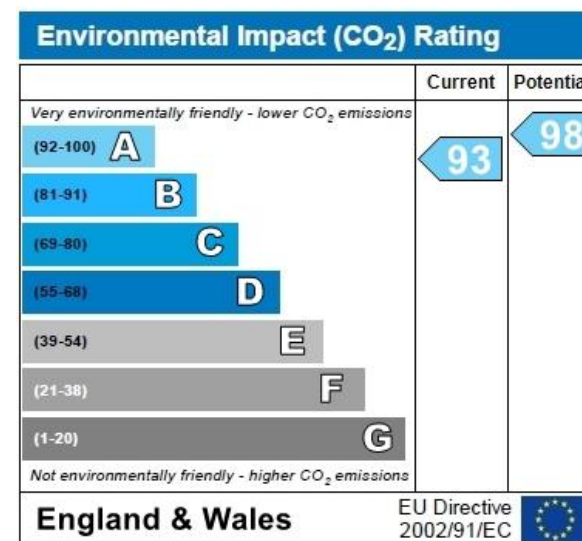
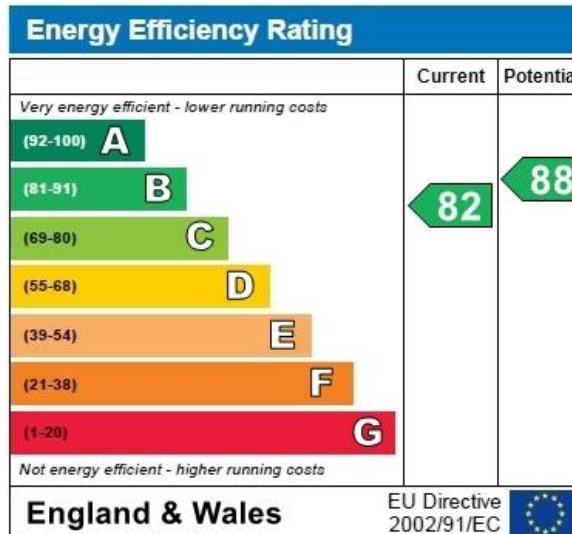


Price £535,000

Tremeirchion,  
St Asaph, Denbighshire LL17 0UN

\*\*\*PART EXCHANGE CONSIDERED\*\*\* A stunning architect designed 4 bedroom spacious detached house standing in an elevated position on the outskirts of the popular rural village of Tremeirchion, some 5 miles from St Asaph. Constructed by an AWARD WINNING BUILDER and enjoying outstanding panoramic views towards the North Wales coast and Snowdonia range beyond, the property affords spacious family accommodation (extending to approx 3,000sq foot) with quality fittings throughout. In brief comprising; spacious reception hall leading to a galleried landing, large open plan living / dining / kitchen with quality bespoke fitted units, separate living room, large rear utility with study room, gym, cloakroom / wc and access to the garage. To the first floor there is a galleried landing, master bedroom with adjoining dressing room and an en-suite bathroom, three double bedrooms (two with en-suite shower rooms) and a family bathroom . Externally there is a sweeping driveway leading to the rear elevation where there is access to the attached double garage. VIEWING IS HIGHLY RECOMMENDED.

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NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

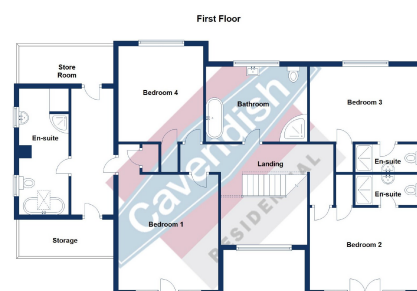
PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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.  
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21 High Street, Denbigh, Denbighshire, LL16 3HY

Tel: 01745 816650 Fax: 01745 817425

Email: [denbigh@cavres.co.uk](mailto:denbigh@cavres.co.uk)





LOCATION

Tremeirchion is a popular rural village situated almost equidistant between the town of Denbigh and the cathedral city of St Asaph. The A55 Expressway is within 2 miles and provides a link to Chester,( 24.8 miles) Liverpool, Manchester and the North Wales Coast. . The property occupies an elevated position along a minor road on the edge of the village and amenities nearby include a village primary school and popular village inn. The Offa's Dyke path and beautiful countryside is in close proximity.



THE PROPERTY

The property has been designed and built to keep running costs to a minimum. The property has achieved an Energy Rating of B and we are advised by the current owners that the cost for heating the property is £450 per annum (Figures dating from 2016).

THE ACCOMMODATION COMPRISES

COVERED ENTRANCE PORCH

Black uPVC door with inset square windows with matching wide double glazed full height side panels, opening to:



SPACIOUS RECEPTION HALL

7.52m x 4.60m reducing to 3.10m (24'8 x 15'1 reducing to 10'2)

With an impressive oak turned staircase with glass balustrade, slate flooring, matching oak doors throughout, oak beams, further glazed uPVC door with full height

matching side windows to the front elevation affording the impressive views. Wall light points and double panel radiators.



LOUNGE

8.38m x 3.76m (27'6 x 12'4)

Central outbuilt stone chimney breast with a raised slate hearth, multifuel stove and a heavy oak mantle. uPVC door with full height matching side windows to the front elevation affording the impressive views, further windows to the side elevation to either side of the chimney breast. Oak beamed ceiling, wall light points and double panel radiators.



OPEN PLAN LIVING / DINING / KITCHEN 8.99m max x 8.53m max (29'6 max x 28' max)

A useful 'L' shaped, triple aspect, open plan family living area. Slate flooring throughout with oak beamed ceiling.

LIVING AREA

Central outbuilt brick chimney breast with a raised slate hearth, multifuel stove and a heavy oak mantle. UPVC bi-fold doors to the front elevation opening to a patio area.



DINING AREA

UPVC door with full height matching side windows to the rear elevation, double panel radiator and further double glazed window to the side elevation.

KITCHEN

An impressive bespoke kitchen made by a local tradesman using hardwood oak throughout. The kitchen comprises of base and wall units with cream painted door and drawer fronts with oak knobs and contrasting black granite worktop with matching upstand, inset sink with chrome mixer tap. Built in double over, 5 ring ceramic hob with concealed extractor hood, a large central island unit made of oak with a granite worktop and breakfast bar, glazed niche display units, space and plumbing for American style fridge freezer with larder cupboard to either side. Recessed ceiling lights, double glazed window to the rear elevation. Door to:



UTILITY

5.13m max x 3.38m (16'10 max x 11'1)

A large and useful utility room with matching wall units, wood worktop, space and plumbing for washing machine. Slate flooring, double panel radiator, ceiling clothes hanger, recessed ceiling lights, wide square arch to the rear porch area. uPVC door with full height window to:

OFFICE

2.06m x 2.03m (6'9 x 6'8)

Slate flooring, oak beam, fitted worktop, recessed ceiling light and double panel radiator.

REAR PORCH

2.08m X 2.92m (6'10 X 9'7)

Matching slate flooring, glazed door with matching full height windows to either side. Further uPVC door to the attached double garage.

CLOAKROOM / WC

1.65m x 1.14m (5'5 x 3'9)

Low level WC, pedestal wash basin, chrome ladder style radiator, part tiled walls and matching tiled floor. Extractor fan and double glazed window.

GYM / STUDY

2.77m x 1.65m (9'1 x 5'5)

Double panel radiator, double glazed window.

GALLERY LANDING

An impressive gallery landing with glass balustrade and further window to the front elevation with views across the vale. Recessed ceiling lights.



MASTER BEDROOM

3.99m x 4.60m plus recess (13'1 x 15'1 plus recess)

Full height windows with uPVC door to the front elevation making the most of the views, double panel radiator, access to roof space. Built in airing cupboard.



VIEW FROM MASTER BEDROOM



DRESSING ROOM

1.68m x 5.03m (5'6 x 16'6)

Under-eaves store to either side, Velux roof light.

EN-SUITE BATHROOM

3.91m x 3.00m (12'10 x 9'10)

Fitted with a modern suite comprising roll-top bath with chrome claw feet, large walk in corner shower unit, wall mounted wash basin, low level WC. Velux roof light, two double glazed windows, recessed ceiling lights, tiled walls and matching tiled floor.

BEDROOM TWO

4.42m x 3.10m (14'6 x 10'2)

UPVC french doors to the front elevation and matching full height windows taking advantage of the stunning views. Deep built in cupboard, double panel radiator.

EN-SUITE SHOWER ROOM

2.59m x 1.22m (8'6 x 4')

Fitted with a modern white suite comprising wall pedestal wash basin, low level WC, shower unit with glazed screen. Tiled walls and matching tiled floor. Chrome ladder style radiator, double glazed window.

BEDROOM THREE

4.42m x 3.02m (14'6 x 9'11)

Double glazed window to the rear elevation, double panel radiator, deep storage cupboard.

EN-SUITE SHOWER ROOM

2.59m x 1.17m (8'6 x 3'10)

Fitted with a modern white suite comprising wall pedestal wash basin, low level WC, shower unit with glazed screen. Tiled walls and matching tiled floor. Chrome ladder style radiator, double glazed window.

BEDROOM FOUR

3.38m x 3.84m (11'1 x 12'7)

Double glazed window, double panel radiator, deep storage cupboard.

FAMILY BATHROOM

3.91m x 3.00m (12'10 x 9'10)

Spacious bathroom fitted with a modern white suite comprising roll top bath with chrome claw feet, large walk-in corner shower unit with curved glazed screen, pedestal wash basin and low level WC. Tiled walls, matching tiled floor, recessed ceiling lights, chrome ladder style radiator, wall mounted mirrors to either side, double panel radiator and double glazed window.



OUTSIDE

The property is approached via a sweeping tarmacadam driveway. The driveway ext

DOUBLE GARAGE

5.72m x 5.56m (18'9 x 18'3)

Metal roller shutter door.

FRONT GARDEN

Mainly laid to lawn with a low rendered wall with a patio area.

DIRECTIONS

VIEWING

By appointment through the Agent's Denbigh Office 01745 816650.

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

SAW

Amended SAW