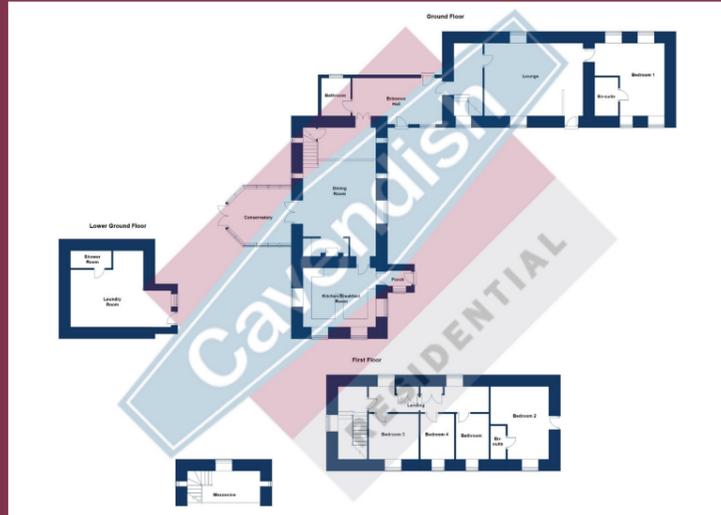


Cavendish

RESIDENTIAL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E	44		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			52
(21-38) F	34		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Price £495,000

Llanefydd,
Denbigh, Denbighshire LL16 5EF

Occupying a stunning, elevated position outside the rural village of Llanefydd, Ochor y Gaer must be viewed to be fully appreciated both internally and externally. Situated just 4 miles from the A55, the stone and slated property is set in gardens and land extending in total to approx. 2.4 acres and affords spacious and versatile accommodation which is full of character. In addition to the main house there is a detached garage with workshop and former bakery which would be ideal for a variety of uses. There is a basement room providing additional space and is in use as a laundry/boiler room. The main house comprises of kitchen/breakfast room, dining room with mezzanine, and conservatory off. The hall leads to a ground floor bathroom, an inner hall with staircase off, and a large lounge and bedroom with en-suite. On the first floor there is a split level landing, 3 further bedrooms (1 with en-suite), and family bathroom. Outside, the gardens extend to the rear of the house and provide an array of colour in the summer months, there is a fruit garden to the front and gated access to the paddock. Oil heating and double glazing.

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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Llanefydd is a popular rural village between Denbigh and Abergele. It has a primary school, village inn and Church whilst there are many more amenities in the nearby towns. Ochor y Gaer is situated outside the village and occupies a stunning setting with far reaching views towards the Snowdonia mountain range.

SIDE ENTRANCE PORCH
Timber entrance door and quarry tiled floor.

KITCHEN/BREAKFAST ROOM
4.39m x 4.47m (14'5 x 14'8)
Extensively fitted, bright and spacious with a range of dark wood units comprising base units, wall cupboards and drawers. Two Belfast sink units fitted in contrasting work surfaces incorporating a peninsular unit with five ring gas hob and suspended glass and stainless steel extractor hood over. Twin electric ovens, space for large fridge/freezers, plumbing for dishwasher, ceiling spotlights and marble effect flooring. Double glazed windows to front and sides, making the most of the surrounding views.



DINING ROOM
7.70m max x 4.32m (25'3 max x 14'2)
A splendid room full of character with vaulted ceiling and exposed ceiling and wall beams, wall panelling. Recessed fireplace with wood panelling to one side and multi-fuel stove. Wooden parquet flooring, double glazed windows to sides and double glazed french doors to the conservatory.



MEZZANINE
4.32m x 1.88m (14'2 x 6'2)
Staircase up to the mezzanine level with double glazed window to rear, radiator, balustrade and exposed wooden flooring.

CONSERVATORY
3.51m x 3.73m (11'6 x 12'3)
A delightful conservatory which has been designed to enjoy the side garden area and views beyond. Polycarbonate type roof covering, double glazed windows and french doors to outside, tiled floor.



HALL
2.77m max x 5.49m (9'1 max x 18')
With timber front entrance door, double glazed window to the front, parquet flooring, exposed ceiling beams, radiator and doors to inner hall and ground floor bathroom.



BATHROOM
2.11m x 1.75m (6'11 x 5'9)
Fitted with a modern three piece suite in cream gloss finish with dark wood trim comprising W.C/ wash basin combination unit, panelled bath, matching wall unit, chrome ladder style radiator and tiling to walls and floor. Double glazed window to rear and light with shaver socket.



INNER HALL
4.32m x 1.73m (14'2 x 5'8)
With spindle staircase to first floor, double glazed window to front, understairs recess and step down to a study area and through to the:

LOUNGE
5.89m x 4.39m (19'4 x 14'5)
A welcoming lounge with exposed wall and ceiling beams, two radiators, double glazed window to the front and part double glazed door to front.



GROUND FLOOR BEDROOM
2.64m plus recess x 4.32m (8'8 plus recess x 14'2)
With double glazed windows to front and rear elevations, radiator and door to:



EN-SUITE SHOWER ROOM
2.29m x 1.32m (7'6 x 4'4)
Fitted with a large shower enclosure and folding shower screen, W.C and wash basin. Tiled floor and walls, chrome ladder style radiator, extractor fan, light and shaver socket.

FIRST FLOOR LANDING
1.88m x 4.42m (6'2 x 14'6)
Staircase from first floor to a split level landing, the upper level featuring a double glazed window to the side, seating area and door to the:

INNER LANDING
Built-in airing cupboards with double doors, double glazed windows to the rear elevation, and radiator.



BEDROOM TWO
3.48m x 4.50m (11'5 x 14'9)
Double glazed window to front with views of the surrounding countryside, double glazed door to outside onto a set of external stone steps, loft access, radiator and door to:

EN-SUITE
0.91m x 2.03m (3' x 6'8)
Fitted with a shower enclosure with folding screen, W.C and wash basin, tiled walls, tile effect flooring, chrome ladder style radiator, extractor fan, light and shaver socket.

BEDROOM THREE
2.72m x 2.72m (8'11 x 8'11)
Double glazed window to front elevation with views, radiator.

BEDROOM FOUR
1.96m x 2.74m (6'5 x 9')
Double glazed window to front elevation with views, radiator.

FAMILY BATHROOM
1.85m x 2.72m (6'1 x 8'11)
Fitted with a modern white three piece suite comprising bath, W.C and wash basin. Fully tiled walls, featuring a vertical design tile, tiled effect flooring, chrome ladder style radiator and wall light with shaver socket.



OUTSIDE
The property is approached over a wide sweeping slate chipping driveway which extends into a large parking and turning area. To the front of the property is a pleasant paved patio area ideal for outdoor dining/entertaining and enjoying the view.



LAUNDRY/BOILER ROOM
This useful area is situated beneath the kitchen and provides excellent utility space with base units, shelving, deep sinks and two oil fired boilers with a pressurised hot water system. To the rear part of the room is an integral shower and W.C.

FORMER BAKERY
Ideal for a variety of uses i.e office or playroom, a stone and slated outbuilding which has been refurbished and benefits from internal wall cladding, exposed purlins and tiled floor. Double glazed window to rear, wall light points, door to outside with open trellis to front. Integral W.C and wash basin.



GARDENS
The gardens are a particular feature of this property and are accessed through white picket style fences which open onto slate chipping pathways winding upwards and extending across the rear and sides of the house, forming a pleasant walkway bordered by numerous flowering plants and shrubs. Whilst there are numerous varieties and shades of camelia and extensive flora providing an array of colour, the gardens have also been designed for ease of maintenance with evergreens, heathers and rock plants. In addition to the rear garden, there is a fruit garden situated adjacent to the paddock with fruit bearing trees including apple, cherry, plum and pear trees as well as a variety of soft fruit bushes.



PADDOCK
Extending to 1.5 acres, the paddock has gated access from the driveway.



GARAGE/WORKSHOP
Two bay garage with electricity supply and light, two up and over doors and workshop situated to the rear part of the building.



DIRECTIONS
From the agents Denbigh office bear right over the High Street and on reaching the Lenton Pool roundabout, take the second exit. Follow this road out of the town and for about 2.5 miles until reaching Henllan. Proceed through the centre of the village and before going down the hill turn right signposted Llanefydd. Continue along this road and bear left just after the Church. Upon reaching the village of Llanefydd, continue through the village past the primary school and then, after a short distance, bear right at the fork junction. Continue to the 'T' junction and turn right - continue on the same road bearing right at the next junction. The property will be found on the right hand side.



AGENT'S NOTE
Council Tax Band F - Conwy County Borough Council

VIEWING
By appointment through the Agent's Denbigh Office 01745 816650.
FLOOR PLANS - included for identification purposes only, not to scale.
SEW