



TY NI, Crwcd Lane, Llanrhaedr, Denbighshire, LL16 4NH

PETER LARGE
The Plum Collection



TY NI
CRWCWD LANE
LLANRHAADR
DENBIGHSHIRE
LL16 4NH

This charming thatched cottage occupies an idyllic location and enjoys far reaching views towards the Clwydian Range.

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19 Clwyd Street, Rhyl, Denbighshire LL18 3LA
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DESCRIPTION

This charming thatched cottage, occupies an idyllic location and stands on a quiet country lane in a conservation area. It enjoys far reaching views over rolling countryside, looking towards the Clwydian Range. This area of the Clwydian Range is often described as as the gateway to the Snowdonia National Park. Both the historic towns of Denbigh and Ruthin are a short distance away. Originally a single story cottage, the property has been extended by its present owner, who has resided in the property for 38 years. The cottage is ready to walk into and has recently been upgraded with eco-friendly, low-cost heating and solar panels. A rare find, this little gem is well worth a look and it won't disappoint.

uPVC and double glazed Entrance Door into:-

SPACIOUS RECEPTION HALL

With a vaulted ceiling, radiator, cupboard housing the heat source high capacity cylinder supplying the radiators and domestic hot water.

SPACIOUS LOUNGE

Having a delightfully proportioned lounge with stone feature fireplace and t.v. display plinth, inset fire, 'French' doors lead onto the rear garden, radiators, triple window aspect with far reaching rural views.

DINING ROOM

Enjoying far reaching views, radiator, beamed ceiling and power points.

KITCHEN

Having a range of pine fronted units, one and a quarter sink unit, plumbing for automatic washing machine, outlook over the rear garden, feature Inglenook style fireplace housing a gas fired stove on a raised plinth and beamed over mantle, useful pantry, radiator and stable style door leading to the front garden.

GROUND FLOOR BATHROOM

Having a three piece suite in white comprising shower over bath with splash screen, wash hand basin set into vanity unit, low flush w.c., radiator, linen storage cupboard with radiator, heated towel rail and part tiled walls.

A wide stair case with a timber balustrade rises off from the Reception Hall to the First Floor Accommodation and Landing with radiator.

BEDROOM ONE

With twin window aspect, outstanding rural views towards the Clwydian Range over rolling fields.

BEDROOM TWO

With far reaching views and radiator.

CLOAKROOM

Having a low flush w.c. and wash hand basin.

OUTSIDE

The property is approached over a private lane with off road parking for two vehicles and leads to a **DETACHED GARAGE** with solar panels to the roof, timber doors. Gate and pathway leads to the front entrance with paved seating area and ornamental borders. A pedestrian gate leads to the enclosed good size garden with an ornamental raised fish pond with extensive lawn garden with Greenhouse, timber Potting Shed and gravelled area for additional parking if required, heat exchange pump.

SERVICES

Mains electric and water are believed available or connected to the property, drainage is by way of septic tank with air source heating, the cooker and two fires are via liquid propane gas. All services and appliances are not tested by the Selling Agent.

DIRECTIONS

From St Asaph proceed into Denbigh and continue along the bypass, take the second exit off the roundabout in the direction of Llanrhaeadr, proceed to the milk shake farm and directly opposite turn right and right again onto the lane leading to the property.

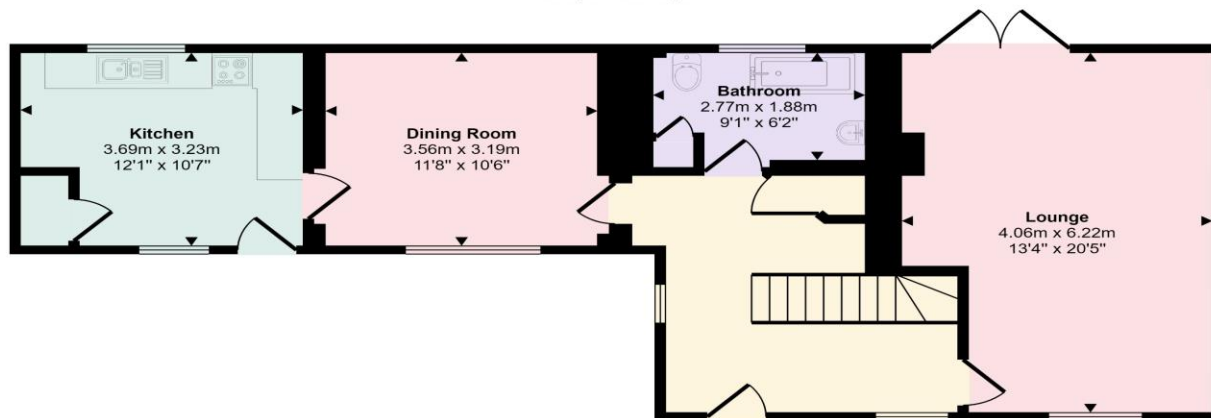
COUNCIL TAX BAND – E

DENBIGHSHIRE COUNTY COUNCIL

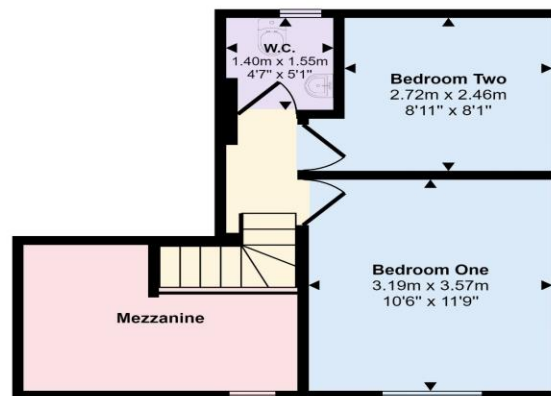
TENURE – FREEHOLD

EPC – B

Approx Gross Internal Area
96 sq m / 1037 sq ft



Ground Floor
Approx 71 sq m / 764 sq ft



First Floor
Approx 25 sq m / 274 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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