



## Rhiwiau Nursery,

Llansannan,  
Denbigh, Conwy LL16 5NS

By Auction  
£259,950

**For Sale by Modern Method of Auction; Starting Bid Price £259,950 plus Reservation Fee.**

Occupying a tranquil position along a country lane Rhiwiau Nursery is an interesting and spacious property affording versatile accommodation with a wealth of character features. The property has been greatly improved by the present owners and represents an excellent family home with extensive rural views over the surrounding countryside with gardens and a long parcel of land to the rear. In brief the accommodation provides entrance hall, utility room, cloakroom, kitchen/breakfast room with a range of custom built units, snug, further hallway leading through to a lounge with dual aspect and multi fuel stove. On the first floor the landing area leads to master bedroom with a range of built-in wardrobes and four piece en-suite bathroom, three further bedrooms ( two of which are interlinked) and a main bathroom.

Outside, there is ample parking space, garden and patio and a piece of land to the rear. Oil fired heating and double

#### METHOD OF AUCTION

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyers solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Website: [www.iam-sold.co.uk](http://www.iam-sold.co.uk)

#### Inserted paragraph

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the North West Property Auction powered by iam-sold Ltd.

#### LOCATION

Rhiwiau Nursery occupies a secluded setting along a country lane in Hafod Dafydd and affords privacy and tranquility whilst being situated 3.5 miles from the nearby village of Llansannan and 8.5 miles from the town of Denbigh which benefits from many amenities including supermarkets, banks, schools and leisure facilities.

#### THE ACCOMMODATION

Sold oak front entrance door with glazed pane to:

#### L-SHAPED RECEPTION HALL

Exposed wooden flooring, two Victorian style radiators, exposed beam and internal multi paned window through to snug.

#### UTILITY ROOM

13'10" x 7'9" (4.21 x 2.36)

Exposed wooden flooring and exposed brick wall to part, 'Firebird' combi 120 boiler, plumbing and spaces for washing machine and tumble dryer, solid ash work surface with Belfast sink and Victorian style mixer tap. Double glazed window to front.

#### REAR HALLWAY

Exposed wooden flooring, radiator and built-in cupboard with storage/dog bed beneath, uPVC and double glazed stable door to outside.

#### CLOAKROOM

9'8" x 3'2" (2.95 x 0.96)

Fitted with a Victorian style suite comprising W.C and wash basin, exposed wooden flooring, Victorian style radiator, double glazed window to rear.

#### KITCHEN/DINING ROOM

20'11" MA X (8'8" MIN) X 19'5" (10'10" MIN) (6.37 MAX(2.63 MIN)X5.92(3.3 MIN))

An attractive, bright and spacious room with the kitchen having an extensive range of custom built solid pine units comprising base and wall cupboards with granite work surfaces and upstands. Built-in dishwasher, oil fired 'Aga' set in recess with tiled surround, Belfast sink with Victorian style mixer tap. Walk in shelved pantry and further shelved cupboard, natural coloured porcelain tiled floor and double glazed window to front. To the dining area, there are double glazed french doors to the rear and step down to:



#### ADDITIONAL PHOTOGRAPH



#### SNUG

7'10" x 7'9" (2.39 x 2.36)

With porcelain tiled floor and double glazed window to rear.



#### HALL

Door from kitchen to the hall with continuation of the porcelain tiled floor, part double glazed door to outside and adjacent double glazed window. Cupboard housing the electric meters and feature natural wood custom built spindle staircase to first floor and radiator..



#### LOUNGE

20'10" x 16'8" (6.34 x 5.08)

A bright room with large double glazed windows to front and rear, cast iron multi fuel stove with adjacent fuel store on slate hearth, two feature exposed stone walls, two radiators, T.V aerial point and porcelain tiled floor.





#### FIRST FLOOR LANDING

Exposed wooden flooring and exposed beams. Deep shelved linen cupboard.

#### MASTER BEDROOM

20'1" max (7'5" min) x 10'6" max (6.12 max (2.26 min) x 3.20 max)

An attractive room with double glazed windows to front and rear, an extensive range of built-in wardrobes providing ample storage and hanging space, exposed wooden flooring, exposed beams, two wall light points, two radiators and uPVC double glazed windows to front and rear.



#### EN-SUITE BATHROOM

9'8" x 7'0" (2.94 x 2.14)

Fitted with a four piece white bathroom suite comprising large bath with shower mixer tap attachment, separate fully tiled shower cubicle, W.C and vanity wash basin unit. Fully tiled walls, exposed wooden flooring, wall spotlights.



#### BEDROOM TWO

18'10" x 11'11" (5.74 x 3.63)

Two double glazed roof windows, pine panelling to walls with access to useful, undereaves storage space and two radiators. N.B. This room is situated off bedroom 4/ study.



#### BEDROOM THREE

15'0" x 8'11" max (4.56 x 2.73 max)

UPVC double glazed window to front, exposed wooden flooring, exposed purlin and ceiling spotlights.

#### BEDROOM FOUR/STUDY

10'1" x 8'10" (3.07 x 2.68)

UPVC double glazed window to rear, radiator and ceiling spotlights.

#### BATHROOM

8'8" x 5'2" max (2.64 x 1.58 max)

Fitted with a three piece white suite comprising bath with shower over, circular wash basin in vanity unit and W.C. Part tiled walls, double glazed window to rear, radiator and ceiling spotlights.

#### OUTSIDE

The property benefits from two separate entrances via wooden gates each situated to either end of the house. The gates open onto a good size driveway providing ample parking space and a garden area to the right hand side. A patio extending across the majority of the property adjoins the rear elevation from which the views to the rear can be fully appreciated. Gravelled area to the left of the house with garden shed and oil storage tank.

#### GARDEN



#### LAND

There is a long area of land extending to the rear right hand side which is extensively wooded with clearings and is ideal for keeping poultry, goats and other small animal stock.



PHOTO OF REAR ELEVATION



#### DIRECTIONS

From Denbigh take the A543 Pentrefoelas road and continue out of town into the countryside through Groes. After passing through Bylchau turn right towards Llansannan along the A544. After approximately two miles bear left at the fork in the road signposted Hafod Dafydd. Continue along this lane, keeping straight ahead at all times for approximately 1.5 miles. Rhiwiau Nursery will be observed on the left hand side and will be identified by our Agents For Sale board.

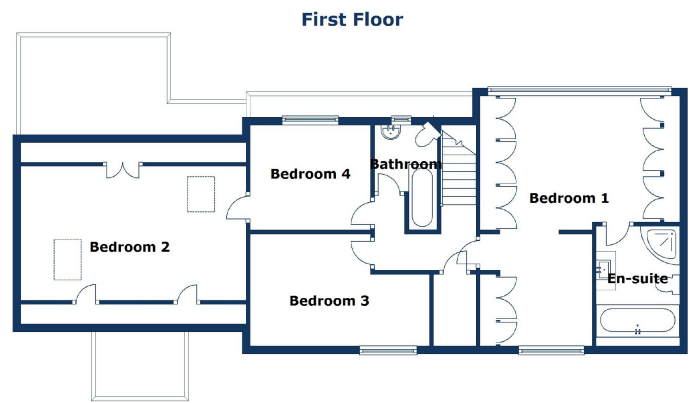
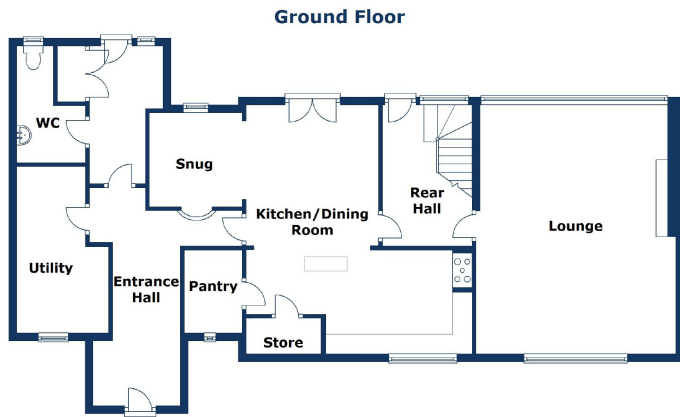
#### VIEWING

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

SEW 06/03/2013

Amended 08/07/2013 SM

Amended 01/09/2015 SEW



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**

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