

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

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NEW



The Cow Shed 7 Terfyn Court. Pen y Ffrith Farm. Bodelwddan. Denbighshire LL18

NO ONWARD CHAIN - A delightful Courtyard Mews House being the elite property in the small development set in a rural location on the outskirts of Bodelwyddan within a mile of the A55 Expressway, providing easy access along the North Wales coast and has panoramic views to the rear across open countryside.

The property offers spacious accommodation throughout, benefitting from oak strip flooring and solid timber doors and briefly affords: Entrance Hall, Through Lounge, Sitting Room/Extra Bedroom. Jack & Jill Shower Room Contemporary Fitted Kitchen, Utility Room and Dining Area.

First Floor: Spacious Landing, Family Bathroom with 4 piece suite, Master Bedroom with En Suite Bathroom and two further Bedrooms and to the Second Floor: Two Bedrooms and an En Suite Toilet to Bedroom 4.

The Cow Shed is accessed via a shared driveway and offers good sized garden areas to the front and rear along with Courtyard area and Double Garage

The property also benefits from 1000 Mbps Broadband speed.



Offers Over £585,000

The Cow Shed 7 Terfyn Court, Pen y Ffrith Farm, Terfyn, Bodelwyddan, Denbighshire, LL18 5SW

Double glazed entrance door with side windows leads to

Feature Entrance Hall

Oak strip flooring, exposed timber beams, radiator and turned staircase off.

Through Lounge

26'6 x 14'6 (8.08m x 4.42m)

Feature fireplace with solid fuel burner and recess for large screen television. Two radiators, power points, oak strip flooring, exposed beams and inset downlighters. Double glazed Arch window to front and double glazed Tri fold doors giving aspect and access over the rear garden.

Sitting Room/Extra Bedroom

12' x 11' (3.66m x 3.35m)

Radiator, oak strip flooring, power points, inset downlighters and Arched double glazed window to the front. Door to

Jack & Jill Shower Room

Comprising of a three piece suite including tiled shower enclosure with chrome effect shower control, glazed splash screen and sliding doors. Floating wash hand basin with mixer tap and close couple WC. Chrome effect ladder style towel radiator, half tiled walls, tiled floor, extractor fan and inset downlighters. Door to Entrance Hall.

Dining Area

17' x 12'10 (5.18m x 3.91m)

Vertical radiator, power points, tiled floor and recess for large screen television. Full length tri fold and bi fold doors giving aspect and access to the rear garden.

Contemporary Fitted Kitchen

10'6 x 16'4 (3.20m x 4.98m)

Fitted out with a contemporary range of white faced base and wall mounted units complimented by black granite work surfaces with upstand. Space for cooking range and extractor hood over. Inset Franke stainless steel sink unit with boiling water tap. Integral appliances including Bosch microwave oven and coffee maker. Central island with black granite top having inset ceramic Bosch hob with electric oven below and rise and fall extractor unit, cupboard space below and having lights over. Integral automatic dishwasher and wine cooler. Double glazed window overlooks the rear garden and adjacent open fields.

Utility Room

5' x 9'6 (1.52m x 2.90m)

Fitted base and wall mounted units with granite work surfaces and stainless steel sink unit with mixer tap over. Space and plumbing for automatic washing machine and tumble dryer. Extractor fan, power points and tiled floor.

FIRST FLOOR LANDING

Power points, radiator, carpet, built in airing cupboard and French door to the Balcony with glazed balustrade and having a seating area with panoramic views towards distant hills and open adjacent farmland.

Family Bathroom

Fitted out with a four piece suite including tiled shower enclosure with chrome effect control unit and folding glazed door. Tiled panelled bath with sensor mixer tap and shower attachment off, floating wash hand basin with mixer tap and close couple WC. Chrome effect ladder style towel radiator, half tiled walls, tiled floor, extractor fan and inset downlighters. Double glazed window.

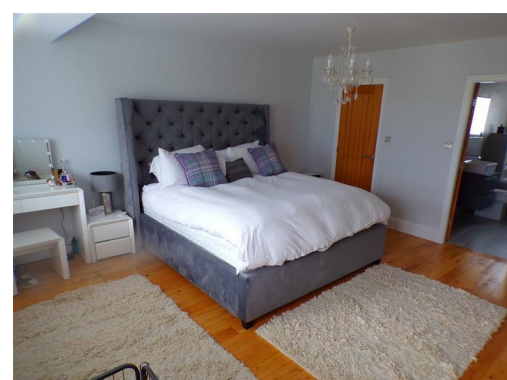
Master Bedroom

15'4 x 14'6 (4.67m x 4.42m)

Vertical radiator, power points, oak strip flooring, inset downlighters and twin double glazed window enjoying splendid countryside views. Walk in wardrobe off with lobby having drawer and hanging space and inner area with further hanging space and shelf space.

En Suite Bathroom

Four piece suite including double size shower enclosure with glazed splash screen, chrome effect shower head and rainfall shower head. Vanity unit with wash hand basin having mixer tap over, close couple WC and tiled jacuzzi bath with inset television. Vertical towel radiator, tiled floor, inset downlighters and double glazed window.



Bedroom 2

11' x 10'3 (plus alcove) (3.35m x 3.12m (plus alcove))

Radiator, power points, carpet and French door giving access to the rear Balcony.

Bedroom 3

10'6 x 9'3 (3.20m x 2.82m)

Full length fitted wardrobes with store space below. Radiator, power points, carpet and double glazed windows to the front.

SECOND FLOOR LANDING

Carpet and boiler cupboard with wall mounted gas fired central heating boiler.

Bedroom 4

21' x 12' (maximum measurements) (6.40m x 3.66m (maximum measurements))

Built in wardrobes and drawer space. Power points, carpet and radiator. Sloping ceiling having four sealed unit double glazed Velux windows to the front and rear.

En Suite Toilet Off

Close couple WC, pedestal wash hand basin, tiled walls and extractor fan.

Bedroom 5

12' x 14'8 (3.66m x 4.47m)

Built in wardrobes and drawer space. Radiator, power points and carpet. Sloping ceilings with Velux windows to the front and rear.

Exterior

The Cow Shed is accessed via a shared Courtyard driveway with parking area to the right hand side. Lawned front garden with pathway to the front entrance door. There is a block of Garaging with Number 7 having a double Garage providing storage and parking within and to the front of. Personnel gate to the block pavior right hand Courtyard area that currently provides space for a Hot Tub and seating area. Good sized rear garden that is enclosed by a stone wall and has a paved patio and lawned areas along with a selection of shrubs.

MAINS WATER AND ELECTRIC, SHARED GAS TANK AND COMMUNAL BIO-DISK FOR THE DRAINAGE

Home Office

9'8 x 16' (2.95m x 4.88m)

Cedarwood clad outbuilding having Tri-fold double glazed doors, electric power, data cabling and telephone cable laid on. Timber decking to the outside of.

Directions

From Rhyl proceed via Vale Road (A1547) onto Rhuddlan. Take the Rhuddlan Bypass take the third turning on to the Abergele Straights, continue along and at the mini roundabout take the first turning left. Just before the blue railings turn right onto a single width roadway and continue along turning left into Terfyn Court and The Cow Shed will be found at the end on the left hand side.

There is car parking when you take the second right into Terfyn Court.

Agents Notes

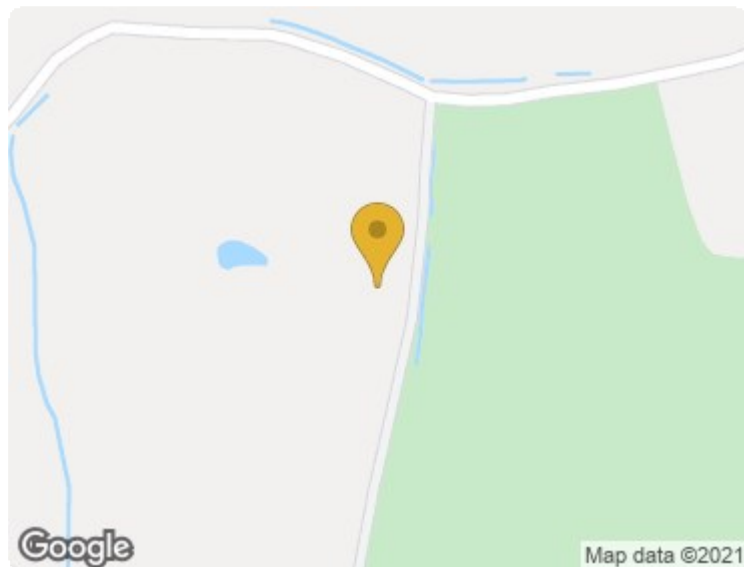
Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents. 5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 4th May 2021
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. COVID 19 REGS FOR VIEWINGS: a) Face mask compulsory. b) Preferably a 15 minute appt. c) Do not view if have symptoms/isolating/shielding. d) Touch as little as possible in property. e) Sanitise hands Before & After viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, sections, volumes and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The sections, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Mapbox (2021)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(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 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Regulated by RICS
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