

**NODDFA  
19 PONT Y BEDOL  
PENTRE LLANRHAEADR  
DENBIGH  
DENBIGHSHIRE  
LL16 4NF**



**GUIDE PRICE: £225,000**

Situated in an established, sought after, residential development within the outskirts of Pentre Llanrhaeadr , a 3 Bedroom detached **Bungalow** with garage affording the opportunity for tasteful upgrading ,having distant views towards the Clwydian Hills, and being some 2.75 & 4 miles from the Historical Market Towns of Denbigh and Ruthin, respectively.

**FOR SALE BY PRIVATE TREATY**

**The sale of this property is being conducted through our Colwyn Bay Office (Tel: 01492 510360)**

## **SITUATION & DIRECTIONS**

Noddfa is situated in a favoured location approximately 2.75 & 4 miles, respectively, from the Vale of Clwyd, Towns of Denbigh and Ruthin, in the County of Denbighshire.

From Denbigh proceed along the A525 towards Ruthin, and upon entering Pentre Llanrhaeadr, turn right where signposted towards Saron/Prion. Then continue for about 0.1 mile and turn first left towards Pont y Bedol. Thereafter take first right and Noddfa will be found on the right-hand side.

Within the village of Pentre Llanrhaeadr there is (amongst other amenities) a Primary School, General Stores/Post Office, Restaurant and Chapel. The historical market town of Denbigh and Ruthin provide more extensive facilities, and lead to Wrexham, Mold, Chester, and beyond. Also, the property is well placed for access to walking countryside and outdoor rural pursuits provided at the Brenig Reservoir, Clocaenog Forest and environs.

## **TENURE & POSSESSION**

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion.

## **VIEWING ARRANGEMENTS**

Viewing arrangements are strictly by prior appointment through the Agent's Colwyn Bay Office (Tel: 01492 510360).

NB Inspections of the property will be undertaken at own risk and neither the Vendors nor their appointed Agents will be responsible for any loss or injury sustained in consequence.

## **EASEMENTS, WAYLEAVES AND RIGHTS OF WAY ETC**

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligation; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

## **TOWN AND COUNTRY PLANNING**

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Selling Agents to specify them.

## **PLANS & PARTICULARS**

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of the Agents Davis Meade Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract. Certain boundary lines on site may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

## **LOCAL AUTHORITY**

Denbighshire County Council, Caledfryn, Smithfield Road, Denbigh (Tel:01824 706100)

## **PUBLIC UTILITIES**

Electricity:- Scottish Power Plc., Rhostyllen, Wrexham LL14 4DW (Tel: 0845 2721212 / 0845 7292292).

Water:- Dŵr Cymru / Welsh Water, Dŵr Cymru Depot, Developer Services, PO Box 3146, Cardiff CF30 0EH (Tel: 0800 917 2652).

## **IMPORTANT**

1. These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.
2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries.
5. Where any reference is made to Planning Permission or potential uses, such information is given by Davis Meade Property Consultants in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

## **DISPUTES**

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans (or the interpretation of any of them) the questions shall be referred to the arbitration of the Selling Agents, Davis Meade Property Consultants, whose decision acting as Vendor's Agents shall be final.

## ***PARTICULARS OF PROPERTY***

### **NODDFA, 19 PONT Y BEDOL**

Noddfa comprises a well-proportioned 3 Bedroom, detached, bungalow, affording scope for upgrading, located within a popular residential development, having distant views of the Clwydian Hills.

#### **Description**

Noddfa is built substantially from brick under tiled (and part mono-pitch) roof and comprises double glazing, as well as loft insulation.

#### **The accommodation briefly comprises:-**

##### Front Entrance Door To:-

Porch with tiled floor - leading to:-

##### 'Vestibule'

2.46m (8'1") max x 1.79m (5'10") with access to:-  
max

##### Living Room – 'L' shaped

7.43m (24'4") max x 6.03m (19'10") max

with coloured slate surrounded fireplace, housing gas appliance and ornament shelving (with lightning above), 2 double panelled radiators, storage cupboard and views onto front aspect towards the Clwydian Hills.



##### Kitchen/Dining Room

3.50m (11'6") max x 3.34m (10'11") max

having stainless steel single draining sink unit, range of conventional base and wall storage cupboards, electric cooker

point; part tiled walls, views onto side grounds and double panelled radiator.

Lobby

with external door access to rear grounds and garage.

Inner Hall

with airing and separate storage cupboard, together with access to roof space.

Bathroom

2.97m (9'9") max x 2.08m (6'10") max

having suite of pedestal wash hand basin, bath (with Triton 80 shower over), w.c and part tiled walls; radiator.



Bedroom 1

4.35m (14'3") max x 3.06m (9'10") max

with views onto rear aspect, built-in wardrobe and double panelled radiator.

Bedroom 2

4.35m (14'3") max x 3.18m (10'5") max

with views onto rear grounds, built-in double wardrobe and double panelled radiator.



Bedroom 3

2.21m (7'3") max x 1.98m (6'6") with views onto side aspect ;radiator  
max

### Outside

Attached to the dwelling is a single garage (housing the wall-mounted Baxi Solo gas boiler) with mono-pitch roof and up & over door, plumbing for washing machine and shelving. The foregrounds principally comprise hard standing parking area, together with established lawn and floral/shrub borders. The enclosed "L" shaped rear garden contains grassed grounds, together with paved patio, bounded by timber fence.



### **SERVICES**

We are given to understand that mains water, mains electricity, mains sewerage and mains gas central heating serve the dwelling.

**NB THE AGENTS, DAVIS MEADE PROPERTY CONSULTANTS, HAVE NOT TESTED ANY SERVICES, CENTRAL HEATING SYSTEMS APPLIANCES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY) PRIOR TO A LEGAL COMMITMENT TO PURCHASE.**

### **MISDESCRIPTION ACT 1967**

These particulars, whilst believed to be accurate, are set out 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 Davis Meade Property Consultants has the authority to make or give any representations or warranty in relation to the property.

### **MONEY LAUNDERING & TERRORIST FINANCING & TRANSFER FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2019**

In order to conform with the Money Laundering & Terrorist Financing & Transfer of Funds (information on the Payer) Regulations 2019 (as amended), ALL prospective purchasers must complete a **DMPC Identify Verification questionnaire** (available from our Colwyn Bay office- Tel 01492 510360 ) **IN ADVANCE OF ANY OFFER BEING ACCEPED SUBJECT TO CONTRACT** (and also provide proof of identification and address as well as confirmation of the funding source for the potential purchase).

# Energy Performance Certificate



19, Pont y Bedol, Llanrhaeadr, DENBIGH, LL16 4NF

**Dwelling type:** Detached bungalow  
**Date of assessment:** 17 September 2020  
**Date of certificate:** 17 September 2020  
**Reference number:** 8950-7121-7470-5223-5292  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 94 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

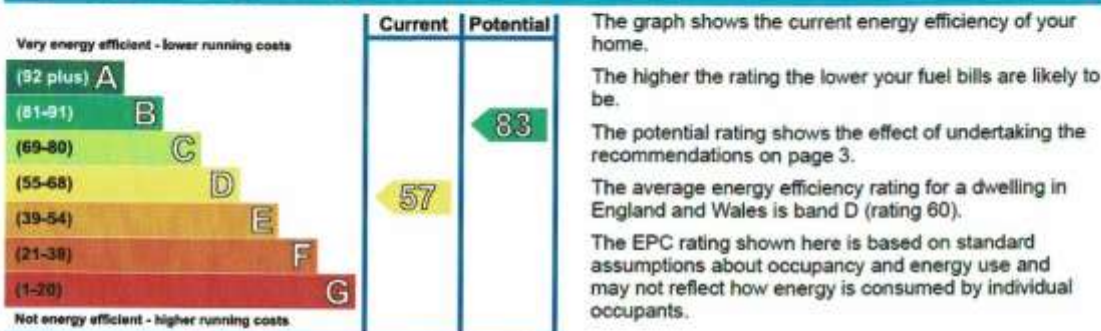
Estimated energy costs of dwelling for 3 years:	£ 3,357
Over 3 years you could save	£ 1,272

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 219 over 3 years	
Heating	£ 2,427 over 3 years	£ 1,644 over 3 years	
Hot Water	£ 558 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 3,357</b>	<b>£ 2,085</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 324
2 Draught proofing	£80 - £120	£ 33
3 Low energy lighting for all fixed outlets	£35	£ 132

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, filled cavity	★ ★ ★ ☆ ☆
Roof	Pitched, 270 mm loft insulation	★ ★ ★ ★ ☆
Floor	Solid, no insulation (assumed)	—
Windows	Fully double glazed	★ ★ ★ ☆ ☆
Main heating	Boiler and radiators, mains gas	★ ★ ★ ★ ☆
Main heating controls	Programmer and room thermostat	★ ★ ★ ☆ ☆
Secondary heating	Room heaters, mains gas	—
Hot water	From main system	★ ★ ★ ☆ ☆
Lighting	Low energy lighting in 30% of fixed outlets	★ ★ ★ ☆ ☆

Current primary energy use per square metre of floor area: 315 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

### Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

### Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	11,725	N/A	N/A	N/A
Water heating (kWh per year)	2,891			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the [www.gov.uk](http://www.gov.uk) website.



## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Floor insulation (solid floor)	£4,000 - £6,000	£ 108	D61
Draught proofing	£80 - £120	£ 11	D62
Low energy lighting for all fixed outlets	£35	£ 44	D63
Heating controls (thermostatic radiator valves)	£350 - £450	£ 35	D64
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 188	G71
Solar water heating	£4,000 - £6,000	£ 39	G73
Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 330	B83

## Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Micro CHP

## Financial Support and the Green Deal

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to save for a 'typical household'.

You may also be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures under the ECO scheme, provided that you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202 for England and Wales.

### About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification. You can obtain contact details of the Accreditation Scheme at [www.stroma.com](http://www.stroma.com).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.epcregister.com](http://www.epcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at <https://epc.opendatacommunities.org>.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.epcregister.com](http://www.epcregister.com). To opt out of having information about your building made publicly available, please visit [www.epcregister.com/optout](http://www.epcregister.com/optout).

**Assessor's accreditation number:** STRO030225  
**Assessor's name:** Mark Banham  
**Phone number:** 07739277936  
**E-mail address:** [keyenergysolutions@googlemail.com](mailto:keyenergysolutions@googlemail.com)  
**Related party disclosure:** No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

### About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 5.2 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 3.1 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

