

williams estates



Bronallt Llandegla Road, Llanarmon-Yn-Ial, Flintshire, CH7 4QX

£425,000

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EPC - D56 Council Tax Band - F Tenure - Freehold

Llandegla Road, Llanarmon-Yn-Ial

3 Bedrooms - Bungalow - Detached

Situated in an "Area of Outstanding Natural Beauty" and Conservation Area, within the popular village of Llanarmon yn Ial. Split level L shaped cottage offers lots of charm and character features. With three bedrooms and three reception rooms including a conservatory overlooking a stunning tiered garden with scenic views down to the River Alyn. Double garage and parking. EPC -D56, Council Tax - F, Tenure - Freehold

Description

L - shaped split level cottage/ bungalow with a wealth of charming features and outstanding tiered gardens. With double garage driveway parking. Consisting of Entrance Hallway, Living Room, Dining Room, Kitchen, Conservatory, Three Bedrooms and Modern Bathroom with Shower. Double glazing and oil fired central heating. Stunning location and very popular village.

Accommodation

With archway leading up the paved pathway to the wooden glazed front door;

Entrance Hallway

Slate tiled flooring, radiator, beams with wooden and glazed door leading;

Living Room

17'3" x 13'0"
A Light bright and charming living room with beamed ceiling, stone fireplace and tv plinth, log burning stove. Double glazed floor to ceiling picture window providing a focus point for the room plus an additional three further double glazed windows to the side and front of the property. Radiator

Dining Room

10'7" x 13'0"
Another atmospheric room with beamed ceiling and archway. Wooden glazed door leading into the kitchen, glazed french doors leading into the conservatory. Two radiators.

Conservatory

10'9" x 9'5"
Double glazed panelled windows with openings and blinds, vaulted glazed ceiling with ceiling fan, radiator and wall lights, with double doors leading onto the patio area and tiered gardens.

Kitchen

14'11" x 8'0"
A sizeable room offering ample space for a kitchen table to the centre. The kitchen offers ample wall, drawer and base units with composite worktop and plenty of storage space. With double glazed window overlooking the rear garden, patio and greenhouse. Double glazed leaded rear door leading onto the patio and down to the greenhouse and vegetable plots. Built in stoves double electric oven, propane gas hob, extractor and voids for an under counter space washing machine and dishwasher. Beamed ceiling, tiled and textured walls and charming leaded picture window to the hallway. Inset spotlights, wooden glazed door leading back into the Hallway.

Cloakroom/ WC

Tiled flooring, low level wc and wash basin. Storage cupboard and a double glazed frosted window to the side elevation.

Inner Hallway

Rising up three steps to the bedrooms and bathroom; this area offers airing cupboard with shelves, radiator and loft access, doors leading off to all rooms.

Bedroom One

12'3" x 9'11"
A light bright room to the front of the property having two double glazed windows and a radiator.

Bathroom

Modern four piece suite comprising of low WC, vanity sink with storage, inset lights on plinth, corner shower glazed cubicle with rainfall shower and wall attachments. Double ended bath with mixer taps, double glazed frosted window to the side elevation. Fully tiled walls, tiled flooring and radiator.

Bedroom Two

9'11" x 10'2"

Another light, bright room with two double glazed windows and a radiator.

Bedroom Three

9'0" x 10'5"

With double glazed window and a radiator.

Garage

With remote electric up and over doors, pedestrian access and window. With electric, lighting and water connection.

Outside

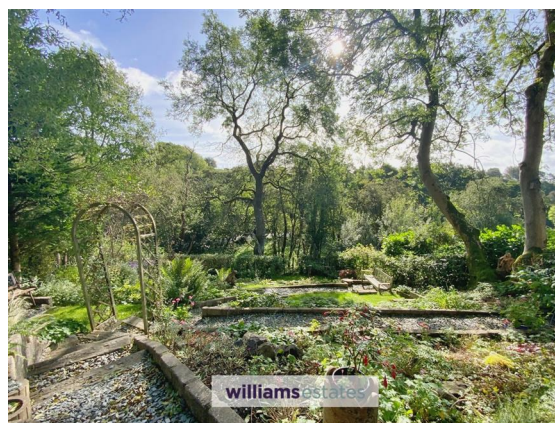
To the front of the property offers driveway parking and double garage.

The front of the property is enclosed with a stone wall and planted borders, lawned garden with pathways leading to front door and to the rear of the property.

The rear of the property offers an unexpected tier lawn garden with secluded seating areas, slate pathways that lead to the boundary with near views of the River Alyn in the field beyond. Mature climbers to the side of the garage, arbour and waterfall with pumped circulation. The property offers patio areas for afternoon tea in the sun and private evening entertaining. These scenic gardens are a haven for wildlife and have been lovingly cared for by the current owners.

Directions

From the Agent's Mold Office turn right onto Ruthin Road. On reaching the mini roundabout on the outskirts of town take the second exit onto the A494 Ruthin Road. Follow the road through Gwernymynydd, Cadole and Loggerheads and continue into the village of Llanferres. Proceed for a further two thirds of a mile and take the left fork signposted Llanarmon Yn Ial. Continue on this road for approximately 2 miles and take the right turning signposted Llanarmon Yn Ial village. Continue to its centre, with the church on the left, keep left around the church wall onto Llandegla Road, after 100 yds subject property will be found on the left hand side.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.