



## 6 Bryn Artro Avenue Tafarn-Y-Gelyn, Llanferres, Denbighshire, CH7 5SG

**£380,000**

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**EPC - D56 Council Tax Band - E Tenure - Freehold**

# Tafarn-Y-Gelyn, 3 Bedrooms - House - Detached

A modern and well presented detached property located within approx four miles of Mold, offering all amenities and schools and also easy to access the historic market town of Ruthin. Standing in the shadows of Moel Fammau and the renowned natural park of Loggerheads offering stunning walks. The accommodation itself boasts a good sized living room with dining area, modern fitted kitchen with integrated appliances, ground floor modern shower room and bedroom and to the first floor cloakroom, two further double bedrooms, one with glass balustrade balcony offering open countryside views. Gardens to front and rear, ample off street parking and detached garage. Viewing recommended as ready to move into. EPC rating - TBC, Tenure - Freehold, Council Tax Band - E



## Accommodation

uPVC double glazed door with cottage bars and opens into

## Good Sized Reception Hall

With open tread stairs leading to the galleried landing, high vaulted ceiling, storage cupboard with shelving and Firebird boiler. Double radiator, Double glazed window to the side elevation and tiled floor. Additional cupboard with electric trip switches.

## Living Room with Dining Area

22'11" x 12'3" (7.00 x 3.74)

With uPVC double glazed double doors opening onto the front garden with matching double glazed panels adjacent, three uPVC double glazed windows to the side letting in natural light, double radiator, focal point fire place, additional double radiator, high shine timber effect timber floor and views from the front elevation.

## Wet Room

7'10" x 5'6" (2.39 x 1.70)

With overhead rain shower, LED downlights, feature gold effect circular wash basin with mixer tap, fully tiled, W.C, recesses for towels and storage, column radiator and uPVC double glazed window to the rear.

## Kitchen

14'2" x 9'10" (4.33 x 3.00)

Modern fitted kitchen with white worktop surfaces, integrated dishwasher, integrated washing machine, integrated condensing dryer, Zanussi integrated oven, integrated fridge and freezer, one and half bowl sink with mixer tap with detachable rinse head, column radiator, large uPVC window overlooking the front garden with views, breakfast bar, uPVC window to the side and low voltage LED down lights and high gloss timber effect flooring.

## Ground Floor Bedroom Three

8'2" x 6'10" (2.50 x 2.10 )

With double radiator and uPVC double glazed window to the rear elevation.



Stairs to Galleried Landing  
From Entrance Reception Hall

### Cloakroom

With low flush W.C, glass circular wall hung wash basin and tiled floor.

### Bedroom One

21'3" x 11'1" (6.50 x 3.40)

With inbuilt wardrobes, vaulted ceiling, double radiator, double glazed Velux window and double glazed window to the front elevation overlooking the front garden and views beyond.

### Bedroom Two

12'0" x 11'5" (3.67 x 3.50)

With radiator, fitted wardrobes, loft access hatch and uPVC double glazed window with matching panel to the side opening on to the balcony

### Bedroom Two Balcony

With glass balustrade and overlooks the garden and open fields beyond

### Outside

To the front elevation a lawned garden with picket fence. A driveway provides ample off street parking and leads to the rear, The rear garden offers a detached garage, hard landscaped with cobble effect coloured concrete, lawned garden area with pergola and offers views.

### Detached Garage

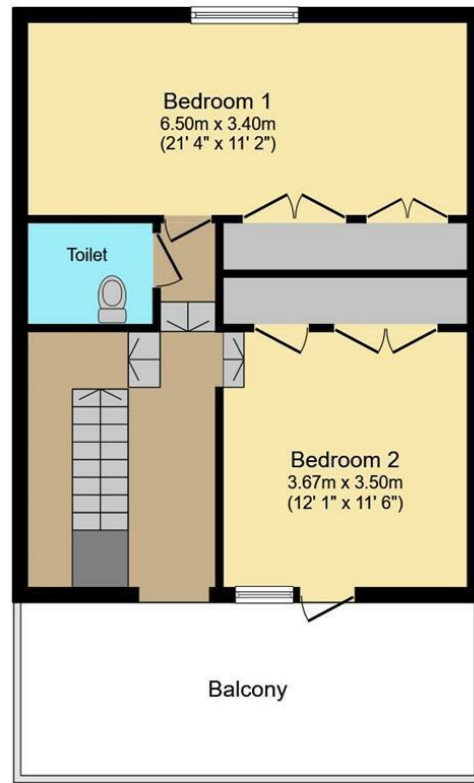
With up and over door, double glazed window and door to the side elevation.





### Ground Floor

Floor area 60.2 m<sup>2</sup> (648 sq.ft.)



### First Floor

Floor area 51.0 m<sup>2</sup> (549 sq.ft.)

TOTAL: 111.2 m<sup>2</sup> (1,197 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	99
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	56
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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.