

williams estates



**Hiraethog Hen Lon, Henllan,
Denbighshire, LL16 5BE**

£180,000

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EPC - E46

Council Tax Band - D Tenure - Freehold

SUMMARY

No Onward Chain - A two bedroom semi-detached house, located in the popular village of Henllan approximately 3.5 miles from Denbigh, surrounded by green countryside and stunning views. Offering a spacious kitchen/ dining room, living room and downstairs cloakroom. To the first floor, two spacious double bedrooms and bathroom. Externally having a good size private rear garden with a long driveway and larger than average garage. EPC Rating E46.



Accommodation

Double glazed door leads into:

Entrance Porch

Having dual aspect double glazed windows to each side.

Hallway

7'0" x 6'0" (2.13 x 1.83)

An open hallway with storage cupboard for ample hanging space and stairs off.

Lounge

10'5" x 10'5" (3.18 x 3.18)

Having a feature fireplace with log burner, power points, radiator and uPVC double glazed bay window with French doors opening onto the rear patio, further uPVC window to the front elevation.

Kitchen/Diner

10'5" x 10'5" (3.18 x 3.18)

Offering an open plan kitchen/ diner with a range of wall, drawer and base units with work surfaces over, electric cooker and hob with extractor fan above, stainless steel sink, power points, radiators and dual aspect double glazed windows to the front. Timber glazed door leads to the side elevation.

Cloakroom

With low flush W.C, heated towel rail and double glazed window to the side.

First Floor Landing

Having double glazed window giving fabulous views of the countryside.

Bedroom One

11'11" x 10'6" (3.63 x 3.20)

Having radiator, power points and double glazed window to the front.

Bedroom Two

10'6" x 10'5" (3.20 x 3.18)

Having power points, radiator and double glazed windows to the side and front.

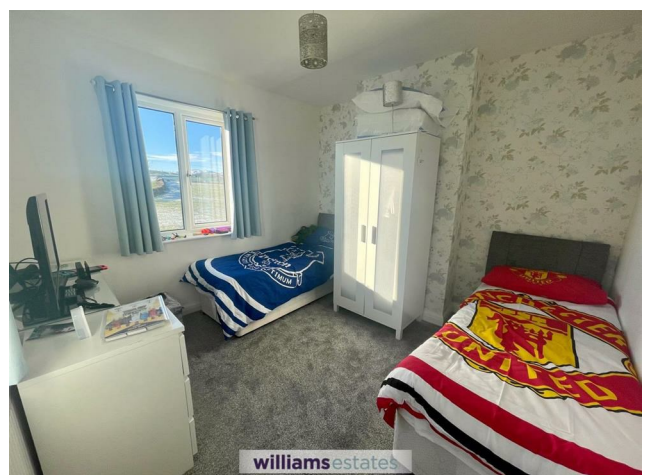
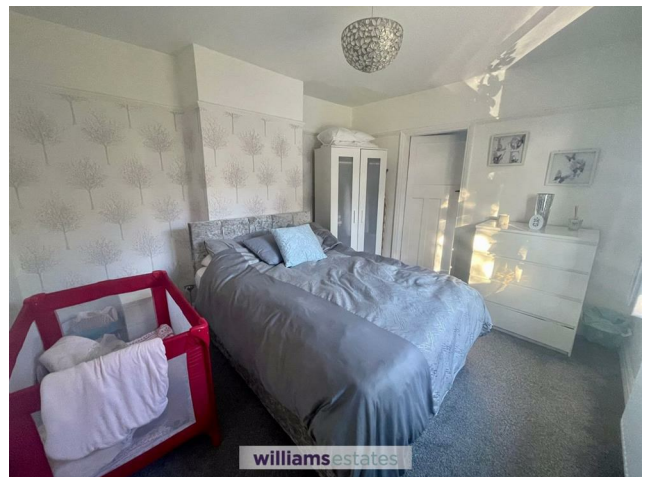
Bathroom

8'11" x 7'5" (2.72 x 2.26)

Offering a three piece suite in white, with low flush W.C, panel bath, pedestal wash basin, shower cubicle, tiled flooring, fully tiled walls, loft access hatch, radiator, storage cupboard and obscure double glazed window to the side.

Outside

The property is approached by double hardwood gates, driveway offering ample parking, bordered shrubs to the side, paved patio area, mature trees and oil tank.

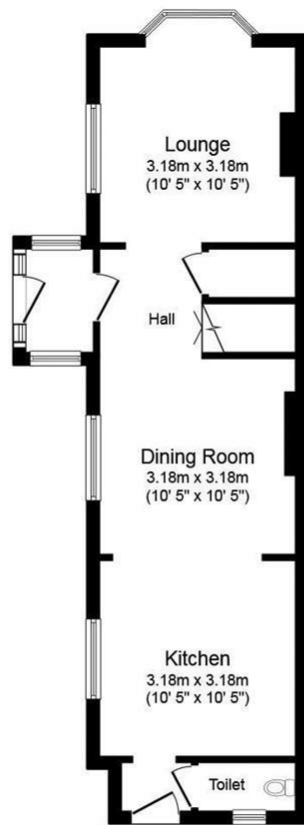




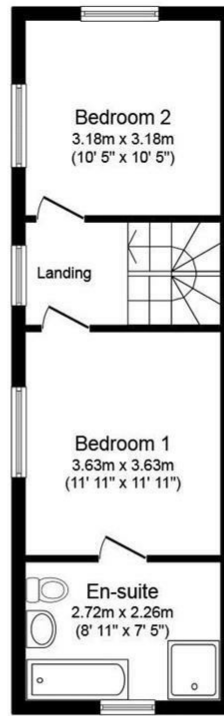
A larger than average garage for ample storage space, this could be ideal for an annex or any other potential conversion.







Ground Floor



First Floor

Total floor area 76.8 sq.m. (827 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|----------------------------|------------|
| Very energy efficient - lower running costs | | 100 |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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.