



**7 Pennant Farm Prion Road, Denbigh,
Denbighshire, LL16 5ST**

£399,000



EPC - null Council Tax Band - F Tenure - Freehold

Prion Road, Denbigh

4 Bedrooms - House - Mews

Video Tour Available... An immaculate barn conversion with a contemporary open plan style kitchen/ dining and living area, complimented by its enviable position close to the town of Denbigh. Having spectacular views towards Denbigh Castle, yet in an open countryside setting. Added benefits include a single garage, a modern air source heating system and off road parking. Viewing is highly recommended. EPC Rating C79.



Description

The accommodation comprises of an open plan kitchen/ dining and living area, two further spacious sitting rooms, downstairs cloakroom and utility. To the first floor, good sized landing, four double bedrooms, master with en-suite and family bathroom.

There is parking available to the front of the property for up to two vehicles and a rear garden offering an idyllic tranquil setting with views towards the castle beyond.

Added benefits include a single garage with an electrical supply and further roof storage space.

Reception Hall

5'10" x 4'6" (1.78 x 1.37)

Spacious entrance hall with turned stairs leading up to the first floor, oak flooring, radiator and cloaks cupboard.

Open Plan Kitchen/ Dining/ Living

33'5" x 15'2" (10.19 x 4.62)

A fabulous open plan family room with kitchen and living area. The kitchen has an extensive range of high gloss fronted grey units running the full width of one wall and a curved central island unit with contrasting ivory gloss fronted units beneath with dual tone quartz worktops.

Having integrated fridge and freezer, double oven, four ring induction hob with chimney extractor above, dishwasher, undermount sink with mixer tap, power points, radiator and part double glazed door leads to the side.

The family room features a comfortable and bright living space with double glazed patio doors opening out onto the garden.



Utility Room

6'3" x 6'0" (1.91 x 1.83)

Having ivory gloss fronted wall and base units with worktops over, plumbing for washing machine, stainless steel sink, radiator and power points.

Lounge

14'9" x 11'8" (4.50 x 3.56 (4.49 x 3.55))

Having oak flooring, double glazed window overlooking the front of the property with deep sill, radiator, power points and double glazed French doors with glazed side panels opening out onto the rear garden.

Second Reception Room

12'7" x 12'1" (3.84 x 3.68)

Having oak flooring, double glazed window overlooking the front of the property with deep sill, radiator and power points.



Downstairs Cloakroom

6'2" x 5'7" (1.88 x 1.70)

In white, comprising low flush W.C, pedestal wash basin, chrome ladder radiator, slate effect tiled flooring and part tiled walls.

First Floor Landing

17'3" x 6'2" (5.26 x 1.88)

A bright spacious landing with Velux window to the front, radiator, power points, storage cupboard and doors off to further accommodation.

Master Bedroom

16'1" x 14'9" (4.90 x 4.50)

Having double glazed window to the side with stunning countryside views, radiator, power points and under eaves storage.

En-suite

11'9" x 6'8" (3.58 x 2.03)

A modern white en-suite with low flush W.C, vanity unit with basin, corner shower cubicle, chrome ladder radiator, tiled flooring, part tiled walls and double glazed window to the front.

Bedroom Two

13'2" x 12'3" (4.01 x 3.73)

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

Bedroom Three

15'2" x 12'3" (4.62 x 3.73)

With double glazed window overlooking the front of the property, power points and radiator.

Bedroom Four

12'6" x 9'1" (3.81 x 2.77)

Having mirrored fitted wardrobes, double glazed Velux window to the front, power points and radiator.

Family Bathroom

10'7" x 6'2" (3.23 x 1.88)

A modern four-piece suite in white, comprising bath with feature mosaic tiled panel, shower enclosure with thermostatic shower, pedestal wash basin, low flush W.C, part tiled walls, tiled flooring, chrome ladder radiator and double glazed Velux window.

Garage

17'4" x 7'0" (5.28m x 2.13m)

Single garage with power and double doors.

Outside

Pathway leads to the front door with lawned garden to either side. Gravelled parking space for two cars and a single garage.

To the side of the property is a well enclosed lawned garden with stone flagged patio adjacent with views towards the hills. To the back of the property is a gravelled court yard bounded by timber fencing with views of the Vale. Great For alfresco dining.

Notes

The community charge is £253.24 pcm.





GROUND FLOOR PLAN



FIRST FLOOR PLAN

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

Call us on
01745 817417

Denbigh@williamsestates.com

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.