



Haulfryn Bryn Dedwydd, Denbigh, Denbighshire, LL16 3TP

£450,000

 4  2  3  D

EPC - D65

Council Tax Band - D

Tenure - Freehold

Bryn Dedwydd, Denbigh

4 Bedrooms - House - Semi-Detached

****No Chain**** - A superb, spacious semi-detached family home situated in a sizeable plot. The property offers a perfect blend of modern living together with a wealth of original features, including open fireplaces, sash windows and deep coved ceilings. The open plan kitchen/dining/living area, being the hub of the home with a further two sitting rooms to the ground floor. Four bedrooms to the first floor offering stunning views of Denbigh castle and the Clwydian Range beyond. Viewing is highly recommended. EPC 65D



Description

In brief the accommodation comprises of entrance hall, living room to the front with stunning views of Denbigh castle, second sitting room, open plan kitchen/dining/living area with uPVC skylight giving a sunny aspect all year round and utility off with downstairs cloakroom.

To the first floor, four good size bedrooms, family bathroom, further additional room/ study and access to the loft via a pull down ladder which has been boarded, great for storage space!

To the outside, an attractive larger than average raised lawn garden with patio area, great for entertaining and enjoying the views. Brick built outbuilding for ample storage, detached garage and parking to the front

The Medieval market town of Denbigh located in the heart of North Wales overlooking the Clwydian Vale. Situated between St. Asaph, which has easy access to the A55 expressway, and the neighbouring historical market town of Ruthin. The town has stunning views and surrounds the Castle right in the centre of Town. With ample shops, a supermarket, regular buses to a variety of places, primary and secondary schools and a college.

Covered Porch

Having feature mosaic tiled flooring, tiled to half and lighting.

Accommodation

Hardwood obscure glazed door leads into:

Entrance Hall

With radiator, power points, coving, under stairs storage, stairs and further accommodation off.

Lounge

13'8" x 12'4" (4.17 x 3.76)

(15'5 maximum width to the bay window)

Having feature fireplace with multi fuel log burner, located on a slate hearth and marble surround, coving, radiator, power points, uPVC double glazed sash window to the side and further uPVC double glazed sash box bay window to the front.

Sitting Room

12'10" x 12'7" (3.91 x 3.84)

Second sitting room with feature fireplace, coving, radiator, power points and uPVC double glazed sash window to the side.

Open Plan Kitchen/ Dining/ Living

25'7" x 16'5" (7.80 x 5.00)

Offering a range of modern wall, drawer and base units with work surfaces over, space for fridge freezer, 5 ring gas Rangemaster with extractor hood above.

Central island with Belfast sink & drainer, worktop and base units. Integrated speakers, Karndean flooring, radiators, power points, inset spotlighting, uPVC skylights providing extra light and a sunny aspect, uPVC double glazed windows to the front and rear and further uPVC bi-folding doors leading out to the side patio with dual aspect windows adjacent.



Utility room

10'0" x 8'2" (3.05 x 2.49)

With continued wall and base units with work surface over, white ceramic sink, plumbing for wash machine, space for dishwasher/ dryer, continued Karndean flooring, radiator, power points, uPVC double glazed sash window and door to the rear.

Storage cupboard off housing the gas central heating boiler with power points and uPVC sash window to the side.

Cloakroom

7'1" x 4'1" (2.16 x 1.24)

With low flush W.C, wall mounted basin, radiator and uPVC double glazed sash window with frosted glass to the rear.

Landing

A spacious landing with radiator, power points, access to loft space, skylight with frosted glass and further accommodation off.

Bedroom One

14'1" x 12'5" (4.29 x 3.78)

A light and spacious bedroom with feature fireplace, coving, radiator, power points and uPVC dual aspect double glazed sash windows to the front providing stunning views of Denbigh castle and town. Further to the side elevation.

Bedroom Two

12'11" x 12'10" (3.94 x 3.91)

With coving, radiator, power points and uPVC double glazed sash window to the side.

Bedroom Three

13'4" x 9'10" (4.06 x 3.00)

With radiator, power points and uPVC double glazed sash window to the side and rear elevations.

Bedroom Four

10'3" x 7'10" (3.12 x 2.39)

With radiator, power points and uPVC double glazed sash window to the side.

Study

7'4" x 4'6" (2.24 x 1.37)

An additional room with power points, loft access hatch and uPVC double glazed sash window to the front.

Family Bathroom

8'11" x 8'0" (2.72 x 2.44)

Offering a white suite with low flush W.C, vanity unit with basin, 'P' shaped bath with shower over, heated towel rail and uPVC dual aspect double glazed sash windows with frosted glass to the side.

Outside

The property is approached via a private lane giving access to parking and the detached garage.

The front garden is mainly laid to lawn with dwarf brick built wall around, mixture of shrubs and pathway leads to the front door.

The side/ rear garden sits on a good size plot being mainly laid to lawn. Patio area by way of the kitchen bi-folding doors, great for entertaining, mixture of shrubs and hedging with well stocked borders, bounded by timber fencing for privacy.

Outbuilding

9'2" x 7'9" (2.79 x 2.36)

Brick built constructed with ample storage space.

Further storage attached to the end measuring 7'8 x 5'1

Great for conversion.

Garage

24'11" x 9'7" (7.59 x 2.92)

Detached garage providing ampler storage space, power and lighting.





Ground Floor

Floor area 103.7 sq.m. (1,116 sq.ft.) approx



First Floor

Floor area 82.7 sq.m. (890 sq.ft.) approx

Total floor area 186.4 sq.m. (2,006 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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