

5 Ffordd Bryn Y Garn, Henllan, Denbigh, Denbighshire, LL16 5AH

£260,000

3 1 2 F

EPC - F26

Council Tax Band - D

Tenure - Freehold

Ffordd Bryn Y Garn, Denbigh

3 Bedrooms - House - Semi-Detached

A well presented three bed roomed characteristic property situated in the rural village of Henllan with easy reach to the historic town of Denbigh. The property briefly comprises of two reception rooms, kitchen, utility and downstairs bathroom. To the first floor, three bedrooms and W.C. The property further benefits from oil fired central heating, off-road parking and a detached garage. Viewing highly recommended. EPC Rating F26.



Description

Henllan is a popular rural village located approximately 2.5 miles from the town of Denbigh providing a local store and post office, school, church and pub, Llindir Inn-claimed to be one of the oldest pubs in Wales! The area is within easy access of the A55 Expressway at St Asaph which provides excellent links along the North Wales coast, towards Chester and the motorway network beyond.

Accommodation

Double glazed front door with obscure glazed panel leads into

Entrance Hall

With radiator, exposed stone arch, tiled flooring and double glazed window to the front elevation.

Living Room

10'7" x 12'2" (3.23 x 3.71)

Having a cottage style beamed ceiling, feature fireplace with wood burner and timber beam over, telephone point, TV aerial point, power points, radiator and double glazed window to the front elevation.

Sitting Room

13'11" x 12'10" (4.24 x 3.91)

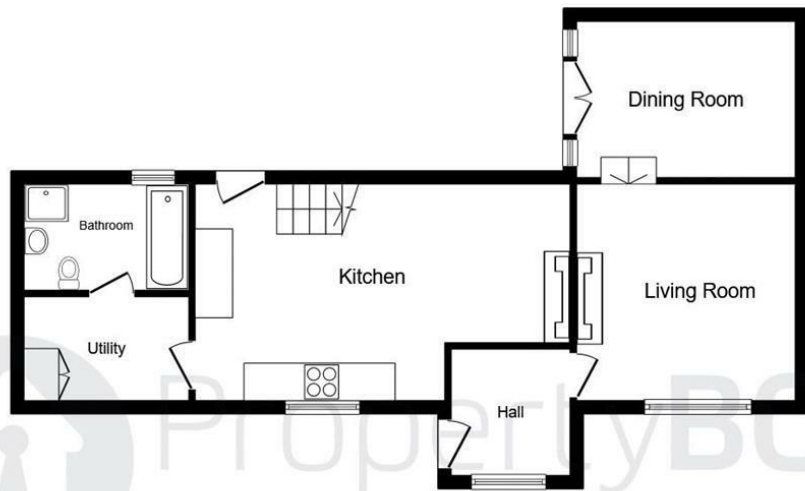
Having power points, laminate flooring and double glazed French doors opening into the patio area.

Kitchen

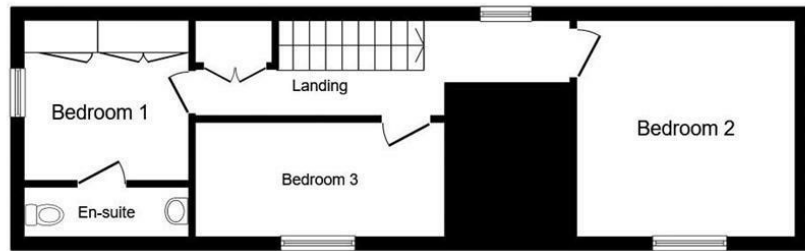
11'11" x 12'11" (3.63 x 3.94)

Offering a fitted shaker style kitchen comprising wall, drawer and base units with worktops over, inset stainless steel sink and drainer with mixer tap, tiled splash backs, electric Hotpoint ceramic hob with electric oven built-in, lighting, beamed ceilings, tiled flooring, oil fired combination boiler, telephone point, power points, radiator, double glazed window to the front elevation and timber door leading onto the rear veranda. Stairs off lead to the first floor accommodation.






Ground Floor



First Floor

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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	26
(1-20) G	
Not energy efficient - higher running costs	
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.