



## Tyn Y Ffrith Cefn Berain, Llanefydd, Denbighshire, LL16 5DH

**£450,000**

 3  2  3  E

**EPC - E41**

**Council Tax Band - D**

**Tenure - Freehold**



# , Llanefydd

## 3 Bedrooms - Character Property - Detached

A well presented two/ three bedroom detached cottage, the perfect combination of character and sleek modern living. A rural location makes this property perfect for anyone who wants a blend of country life. Located in the village of Cefn Berain, Llanefydd, has the added benefits of local amenities including a public house, newly community hall and church being an easy walkable distance away, as well as just a 10 minute drive to the A55. Tyn Y Ffrith a beautifully presented cottage with a large lawn garden with stunning countryside views around, patio areas for Al-Fresco dining, outside office and detached garage with further ample parking for several vehicles. EPC Rating E41.



### Description

Video tour available... Offered for sale, A well presented two/ three bedroom detached cottage, the perfect combination of character and sleek modern living. A semi-rural location makes this property perfect for anyone who wants a blend of country life. Located in the village of Cefn Berain, Llanefydd, has the added benefits of local amenities including a public house, newly community hall and church being an easy walkable distance away, as well as just a 10 minute drive to the A55. Tyn Y Ffrith a beautifully presented cottage comprising of lounge, dining room, downstairs bathroom, kitchen, utility, sitting room/ bedroom three with en-suite and conservatory. To the first floor, two double bedrooms and W.C. To the outside, a large lawn garden with stunning countryside views around, patio areas for Al-Fresco dining, outside office and detached garage with further ample parking for several vehicles. Simply Must Be viewed. EPC Rating E41.

### Accommodation

Double glazed composite door leads into:

#### Entrance Hall

With radiator, tiled flooring, quarry tiled deep sill uPVC windows to both sides and stairs off.

#### Lounge

12'7" x 12'4" (3.84 x 3.76)

Having feature inglenook fireplace with multi fuel log burner on a tiled hearth, wall lighting, feature beams, radiator, power points and uPVC double glazed window to the front and rear.

#### Dining Room

10'0" x 9'1" (3.05 x 2.77)

Having feature beams, original Range Master, radiator, power points and uPVC double glazed window to the front and rear.

#### Kitchen

11'7" x 6'9" (3.53 x 2.06)

Offering a range of wall, drawer and base units with work surfaces over, void for cooker, integrated dishwasher and fridge, white ceramic sink with mixer tap, tiled flooring, part tiled walls, power points, extractor fan and uPVC double glazed window to the rear.

#### Utility room

13'3" x 6'5" (4.04 x 1.96)

With base units and work surface over, stainless steel sink, plumbing for washing machine/ dryer, space for tall standing fridge freezer, tiled flooring, storage cupboards housing the "Worcester" boiler, radiator, power points and uPVC double glazed window to the rear. Further uPVC door leads to the rear garden.



### Bathroom

10'2" x 4'10" (3.10 x 1.47)

Offering a white suite with low flush W.C, vanity unit with basin, tiled panel bath with shower over, fully tiled walls, radiator, extractor fan and uPVC double glazed window to the front.

### Shower Room

7'7" x 3'3" (2.31 x 0.99)

With the potential to be used as an en-suite off bedroom three/ sitting room.

White suite with low flush W.C, wall mounted wash basin, shower enclosure with glass privacy screen, fully tiled walls, tiled flooring, extractor fan and uPVC double glazed window to the front.

### Sitting Room/ Bedroom Three

13'3" x 9'6" (4.04 x 2.90)

Potential of being bedroom three.

Having radiator, power points, loft hatch with pull down ladder, and uPVC double glazed window to the front. Further uPVC doors leads into the conservatory.

### Conservatory

13'1" x 9'10" (3.99 x 3.00)

uPVC double glazed windows around, tiled flooring, power points and further uPVC double patio doors leads to the rear garden.

### Landing

With loft access hatch, power point and uPVC double glazed window to the rear.

### Bedroom One

10'5" x 9'9" (3.18 x 2.97)

Having fitted wardrobes with sliding mirrored doors, radiator, power points and uPVC double glazed window to the front and side.

### Bedroom Two

12'5" x 10'3" (3.78 x 3.12)

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

### W.C

4'9" x 3'2" (1.45 x 0.97)

White suite with low flush W.C, vanity unit with basin, fully tiled walls, radiator and extractor fan.

### Outside

The property is approached via a good sized gravelled driveway for ample off road parking bounded by hedging for privacy.

Thermal outside storage with power, lighting and double glazing.

Wrought iron gates to each side leads to the rear.

The rear garden is a particular feature, being mainly laid to lawn and stunning countryside views surrounding with a private aspect. Patio areas offering ample space for entertaining, bounded by shrubs and hedging for privacy.

Timber gate to the rear offers access to further off road parking.

Extensive external lighting and water supply

### Workshop / Garage

17'2" x 14'8" (5.23 x 4.47)

Ample storage space with power and lighting, uPVC double glazed window to the side.

### Outside Office

8'3" x 5'11" (2.51 x 1.80)

With power and lighting, uPVC window to the front and double glazed door.







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.