



**4 Meifod, Ffordd Bryn-y-Garn, Henllan,
Henllan, Denbighshire, LL16 5AL**

£179,000



EPC - null Council Tax Band - C Tenure - Freehold

Meifod, Ffordd Bryn-y-Garn, Henllan

3 Bedrooms - House - Semi-Detached

Situated within the much sought after village of Henllan is this Three Bedroom Semi-Detached House. Perfect for First Time/Investor Buyers. Enjoying great sized gardens to the front and rear with views across the village and countryside beyond. Additional benefits including an open log-burner, uPVC double glazing and solar panels. Internal viewing is encouraged to appreciate what the property has to offer! EPC Rating D 56.



Accommodation

uPVC door with glazed panel opens into:

Entrance Hall

Having stairs off and uPVC window to front elevation

Lounge

13'5" x 12'9" (4.09 x 3.89)

Having feature fireplace with open fire, under stairs storage cupboard, power points and uPVC window to the front elevation enjoying panoramic views

Kitchen/ Breakfast Room

16'0" x 9'10" (4.88 x 3.00 (4.87 x 2.99))

Featuring a range of wall, drawer and base units with complimentary worktop surfaces over, electric induction oven and hob, stainless steel sink with drainer, radiator, plumbing for washing machine, void for fridge and freezer. Windows to the side and rear elevations and door leading to the rear garden.

First Floor Landing

With doors off and uPVC window to side elevation

Bedroom One

10'10" x 10'1" (3.30 x 3.07)

With power points, radiator, fitted wardrobes and window to front elevation enjoying lovely views.

Bedroom Two

12'1" x 9'0" (3.68 x 2.74)

With radiator, storage cupboard power points and uPVC window to rear elevation with views of the open fields.

Bedroom Three

8'3" x 6'8" (2.51 x 2.03)

With power points, radiator and uPVC window to rear elevation

Bathroom

7'5" x 5'5" (2.26 x 1.65)

Having a three piece suite in white comprising panelled bath with shower over, wash basin set in vanity unit, low flush w.c and obscure uPVC window to the side elevation.



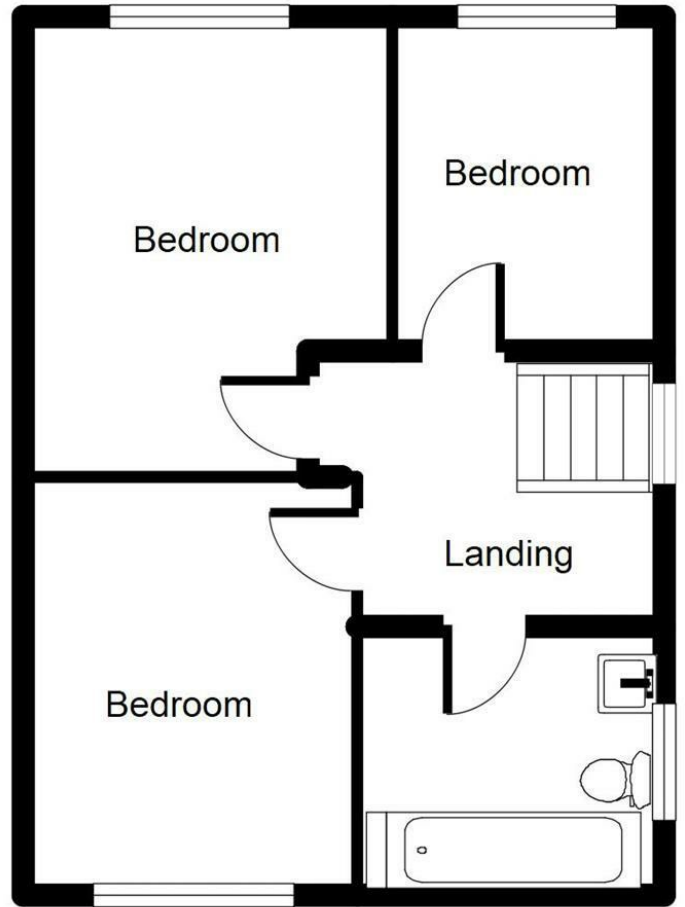
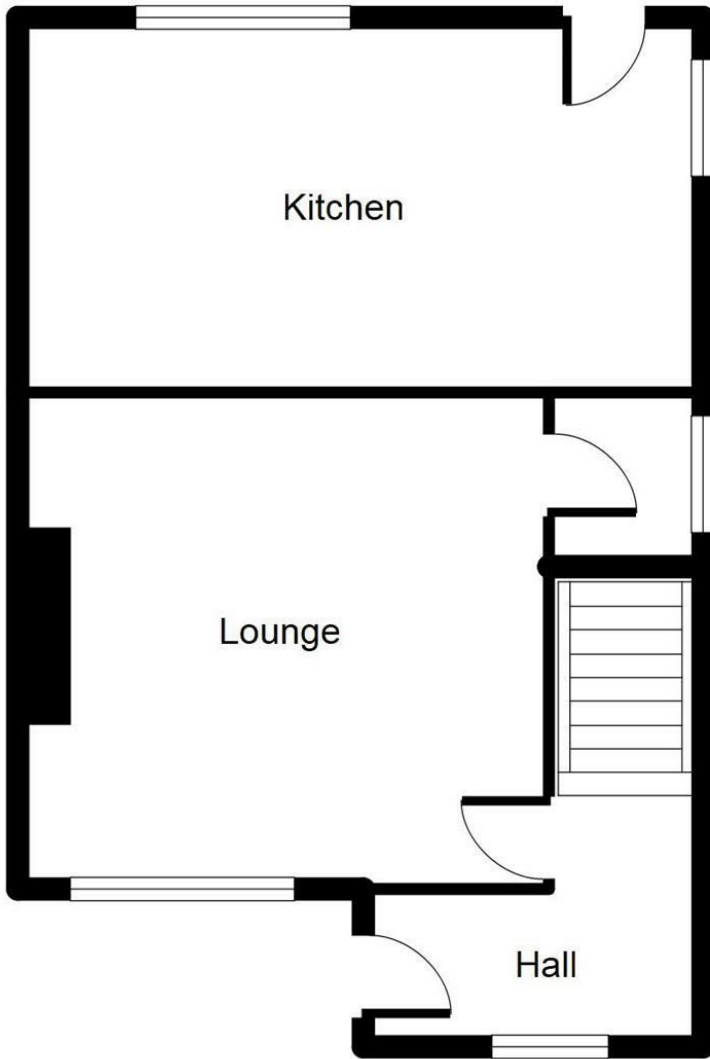
Outside


The front of the property is approached by an iron gate and steps up. There is a lawned garden to the front with views towards the mountains. A lawned garden to the side of the property which continues to the rear where there is a large garden area with a patio offering a sunny aspect with fabulous open views.

Directions

From our Denbigh office take the exit for Henllan at the Lantarn Pool roundabout, continue along the road into the village centre and take a right turn onto Meifod Road. The property will be located on the right hand side and identified by way of for sale board.





Energy Efficiency Rating	
	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 

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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.