



**5 Llys Y Tywysog, Tremeirchion, LL17
0UL**

£435,000

 4  2  1  E

EPC - E40

Council Tax Band - E

Tenure - Freehold

Llys Y Tywysog, Tremeirchion

4 Bedrooms - House - Detached

Video Tour Available... A high specification four bed roomed house, located in the village of Tremeirchion. Immaculately presented throughout set in an elevated position with panoramic views of the surrounding countryside, Snowdonia and the coast. Being on a split level, set over three floors comprising of entrance hallway, two bedrooms to the ground floor, utility and cloakroom, steps up giving access to the open plan kitchen/living/dining area. To the ground floor, two further bedrooms and family bathroom. Outside the property benefits from well stocked gardens to the rear with an abundance of shrubs, fruit trees, flowers and plants. Further benefits include driveway for parking, oil central heating and planning permission to build a balcony off the second floor giving a seating area to enjoy the views and also en-suite off the main bedroom. Viewing is highly recommended. EPC Rating E40.



Description

Tremeirchion is a popular residential village in Denbighshire. It lies on the B5429 road, to the north east of Denbigh and to the east of St Asaph. The village of Tremeirchion has a church and a pub, whilst the larger towns of Denbigh and Ruthin, offer a more comprehensive range of services, along with Mold which is approximately 20 miles distant and Chester. There is a state primary school in the village as well as primary and secondary schooling in Ruthin and Denbigh and St Asaph.

Accommodation

Modern composite door leads into:

Entrance Hall

13'4" x 9'4" (4.06m x 2.84m)

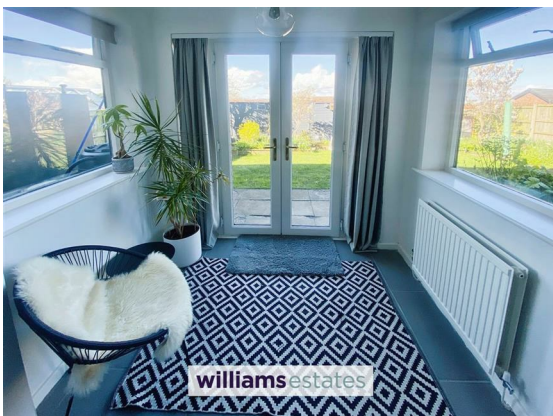
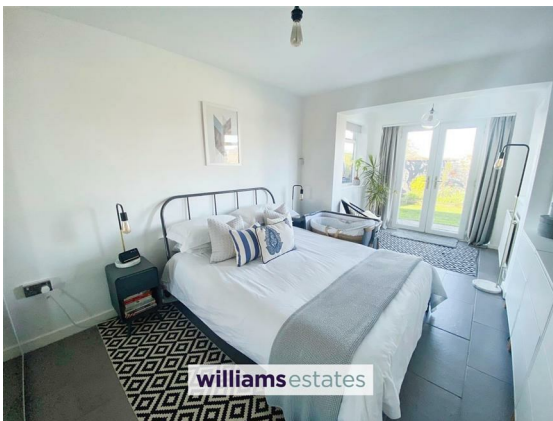
A bright welcoming entrance hall with oak flooring, power points, wall mounted radiator, tilt & turn double glazed window to the side, stairs and accommodation off.

Open Plan Kitchen/Dining/Living

28'11" x 13'5" (8.81m x 4.09m)

Being the hub of the home, an open plan modern kitchen/dining/living space.

Offering a range of wall, drawer and base units with work surfaces over, integrated appliances being oven and grill, microwave, dishwasher and four ring induction hob with extractor fan above. Matte black sink with mixer tap and drainer, space for tall standing fridge freezer, breakfast bar island with further storage space, tiled splash back, inset spotlighting, wall mounted radiator, feature panelling, tiled flooring, storage cupboard, dual aspect double glazed windows to the rear providing stunning panoramic views and further double glazed door with glass panel gives access to the rear garden via steps down.



Utility

9'6" x 4'7" (2.90m x 1.40m)

Providing white modern wall, drawer and base units with work surface, stainless steel sink with drainer and tiled splash back, plumbing for washing machine and dryer, radiator, power points, sky light, tiled flooring and door into:

Cloakroom

4'8" x 3'3" (1.42m x 0.99m)

With continued tiled flooring, low flush W.C, heated towel rail, vanity cupboard with basin and part tiled walls.

Bedroom Three

11'1" x 9'3" (3.38m x 2.82m)

Ground floor bedroom with radiator, power points, storage cupboard and double glazed window to the front.

Bedroom Four

10'3" x 8'8" (3.12m x 2.64m)

A second downstairs bedroom with oak flooring, radiator, power points, storage cupboard and double glazed window to the front.

Stairs Down Leading To:

Hallway/Study

Making use of the space around, with built-in shelving and desk giving space for a study area, further accommodation off.

Bedroom One

19'3" x 9'9" (5.87m x 2.97m)

A fabulous size master bedroom with tiled flooring, radiator, power points, French doors giving access to the rear garden and windows to each side.

Bedroom Two

13'10" x 10'2" (4.22m x 3.10m)

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

Bathroom

8'1" x 7'11" (2.46m x 2.41m)


A modern family bathroom, in white, comprising of low flush W.C, free standing bath with attachable hose, shower enclosure, vanity unit and basin, heated towel rail, part panelled walls, tiled flooring and double glazed obscure window to the rear.

Outside

The property is approached via a good size driveway providing off road parking, tiered area leads to the front of the property with slate chippings for low maintenance. The rear property is a good size being mainly laid to lawn with paved patio area, decked area to the rear, a variety of stocked borders and shrubs, timber shed for storage, oil tank and two outdoor storage cupboards for ample storage space.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	40	
(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.