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THE



## 6 Parc Tyn Llan, Llandyrnog, Denbighshire, LL16 4HX

**£235,000**

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**EPC - D61**

**Council Tax Band - D**

**Tenure - Freehold**



# Parc Tyn Llan, Llandyrnog

## 3 Bedrooms - House - Mews

NO ONWARD CHAIN - A modern three bedroom semi detached, located on a small exclusive cul-de-sac situated in the centre of the much favoured village of Llandyrnog. Llandyrnog itself is a self contained village having local shop, primary school, church and restaurant, being 15 minutes to the A55, set in the foothills of the Clwydian Mountain Range. EPC Rating D61.



### Description

A modern three bedroom semi detached, located on a small exclusive cul-de-sac situated in the centre of the much favoured village of Llandyrnog. Llandyrnog itself is a self contained village having local shop, primary school, church and restaurant, being 15 minutes to the A55, set in the foothills of the Clwydian Mountain Range. The accommodation comprises of lounge, downstairs cloaks, kitchen/ breakfast room, two bedrooms to the first floor, master with en-suite, family bathroom, third bedroom to the second floor and office space. Further benefits include double glazing throughout, off road parking and good sized garden. No chain. EPC Rating D61.



### Accommodation

A hardwood front door opens into:

#### Entrance Hall

Having radiator and stairs off.

#### Lounge

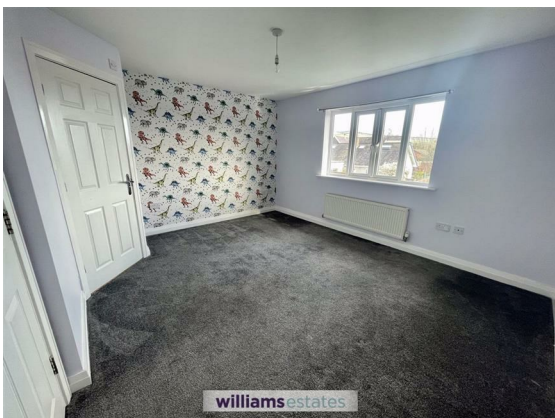
15'2" x 10'8" (4.62 x 3.25)

With laminate flooring, radiator, power points, TV aerial and uPVC double glazed window to the front.

#### Kitchen/Breakfast Room

14'2" x 11'7" (4.32 x 3.53)

Comprising of a full range modern wall drawer and base units with work tops over, matte black sink with mixer tap, integrated oven with four ring electric hob over and stainless steel extractor hood above, space for dishwasher, plumbing for washing machine, integrated fridge and freezer, tiled splash backs, radiator, power points, inset ceiling spotlighting, uPVC double glazed window to the rear and further uPVC French doors opening out to the rear garden.



#### Cloakroom

Having low flush WC, pedestal wash basin, radiator and uPVC double glazed window to the side.

Opposite to the cloakroom is under stairs storage with ample space.

## Landing

Airing cupboard housing the combination boiler, power points, stairs off to second floor.

## Bedroom One

12'0" x 14'2" (3.66 x 4.32)

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

## En Suite

Comprising of a 3 piece suite being a low flush WC, pedestal wash basin, walk in shower having tiled splash backs, double panelled radiator, shaver socket, extractor fan, ceiling spotlighting and an obscure uPVC double glazed window to the side.

## Bedroom Two

14'2" x 8'7" (4.32 x 2.62)

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

## Bathroom

A white suite with low flush WC, pedestal wash basin, panelled bath with overhead shower above, part tiled walls, radiator, extractor fan and uPVC double glazed obscure window to the side.

## Second Floor Landing

A good sized landing with space for a potential study, with radiator, power points and Velux roof window to the rear.

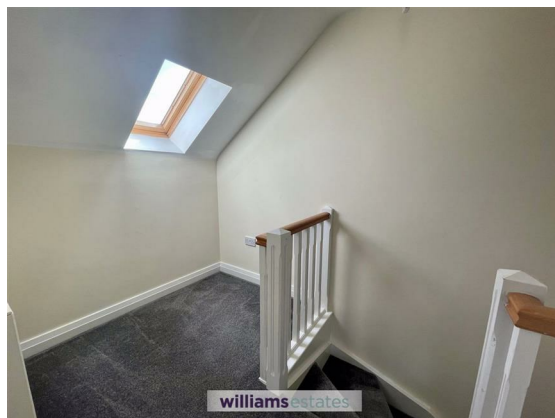
## Bedroom Three

16'1" x 10'9" (4.90 x 3.28)


Having power points, TV aerial socket, radiator and uPVC double glazed window to the side along with two timber Velux double glazed roof windows to the rear.

## Outside

The property is approached by a block paved driveway providing parking for two vehicles and off street parking. A larger than average sized garden which is mainly laid to lawn having timber panelled fencing surrounding, cold water tap having the benefits of outside lighting, a paved pathway leading to the side of the property where the gas meter can be found.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	61	
(39-54) <b>E</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.