



**5 Godre'r Garn, Henllan, Denbighshire,  
LL16 5BQ**

**£160,000**

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**EPC - D68**

**Council Tax Band - D**

**Tenure - Freehold**

# Godre'r Garn, Henllan

## 2 Bedrooms - House - Mews

No Onward Chain!! - Situated in the sought after village of Henllan is a two bedroom mews cottage with countryside views. The accommodation offers downstairs cloakroom, living room, fitted kitchen / diner, two bedrooms, and bathroom. The outside of the property includes gardens to the front and rear and further off street parking for two spaces to the rear. EPC Rating D68.



### Accommodation

Timber double glazed door leads into:

### Living Room

14'10" x 9'7" (4.52 x 2.92)

Having feature fireplace with electric fire, telephone and television point, power points, radiator, stairs off and uPVC double glazed window to the front.

### Cloakroom

5'0" x 2'11" (1.52 x 0.89)

Offering low flush W.C., wash hand basin with tiled splashback, radiator and extractor fan.

### Kitchen/Diner

13'4" x 10'7" (4.06 x 3.23)

Offering wall drawer and base units with worktop over, integrated fridge freezer, integrated oven and four ring electric hob with extractor hood over, stainless steel sink, plumbing for washing machine, radiator, power points, tiled to half, tiled flooring, integrated spotlights and uPVC double glazed french doors leading out to the rear garden.



### Landing

With storage cupboard, integrated spotlights, loft access hatch and doors off to further accommodation.

### Bedroom One

13'5" x 10'3" (4.09 x 3.12)

Having integrated spotlights, radiator, power points and uPVC double glazed window to the front.



### Bedroom Two

13'5" x 7'6" (4.09 x 2.29)

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

### Bathroom

6'9" x 7'5" (2.06 x 2.26)


Offering a modern white three piece suite with low flush W.C., wash hand basin, panelled bath with shower over, heated towel rail, integrated spotlights, tiled to half, and tiles flooring.

### Outside

The front of the property is approached by a stone built wall with timber gate leading to the front door.  
The rear of the property offers timber shed, slabbed patio area offering low maintenance bounded by timber fencing for a private sunny aspect.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.