



## 8 Llys Y Tywysog, Tremeirchion, Tremeirchion, Denbighshire, LL17 0UL

**£450,000**

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**EPC - D60**

**Council Tax Band - F Tenure - Freehold**

## SUMMARY

Video Tour Available... A well presented, deceptively spacious detached house with panoramic views of The Clwydian Range and beyond. Being on a split level, set over three floors comprising of entrance hallway, two bedrooms to the entrance floor one used as office space/ additional room and cloaks could become second en-suite. Steps up gives access to the lounge/dining room and kitchen. To the ground floor, master bedroom with en-suite, second bedroom 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 solar panels with battery storage, driveway for parking, garage, double glazing and terraced area which gives a sunny aspect, great for Al-Fresco dining with a spiral staircase leading to the garden. Viewing is highly recommended. EPC Rating D60.



## 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

uPVC double glazed door with obscure glazed windows to either side, leads into:

### Reception Hall

9'10" x 3'3" (3.0m x 1.0m)

Attractive parquet flooring, electric storage heater, power points and further accommodation off.

Stairs leading to the upper and lower level.



### Bedroom Three

10'9" x 7'10" (3.3m x 2.4m)

A range of built-in wardrobes with sliding mirrored doors, electric heater, power points and double glazed window to the front elevation.

### Bedroom Four/ Study

10'9" x 10'9" (3.3m x 3.3m)

A fabulous bright study/ bedroom four with a range of fitted shelving, power points, electric storage heater, loft access hatch and double glazed bow bay window to the front elevation.



### Cloakroom

7'6" x 3'3" (2.3m x 1.0m)

A useful cloaks with low flush W.C, wall mounted basin, part tiled walls, loft access hatch and continued parquet flooring.

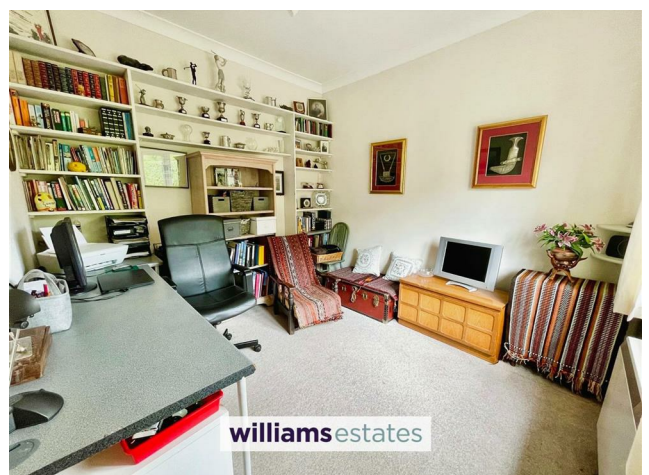
### Stairs Up:

6'6" x 3'3" (2.0m x 1.0m)

### Lounge

20'11" x 14'1" (6.4m x 4.3m)

Being the hub of the home with dining and living space, dual aspect windows to the rear elevation offering panoramic views of the Clwydian Range and countryside beyond. Two electric storage heaters, power points, feature fireplace with marble inset.





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### Kitchen

14'1" x 10'9" (4.3m x 3.3m)

Offering a range of grey base units with wood block bespoke surfaces over, cream wall mounted units with two display glass cupboards. Space for tall standing fridge freezer, integrated dishwasher, electric oven with four ring hob and extractor hood above, white sink with bowl and drainer, breakfast bar unit, inset spotlighting, power points, storage cupboard, loft access hatch, double glazed window to the rear elevation taking full advantage of the views and further double glazes stable style doors gives access onto the terrace.



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### Terrace

12'1" x 9'10" (3.7m x 3.0m)

A fabulous terraced area, great for entertaining and Al-Fresco dining. Spiral staircase from the terrace leads down to the garden.

### Stairs Down:

8'10" x 6'6" (2.7m x 2.0m)

Lower hallway with storage cupboard and accommodation off.

### Master Bedroom

14'1" x 10'5" (4.3m x 3.2m)

A range of fitted wardrobes with sliding doors, power points, electric storage heater, sliding patio door giving access to the rear garden and utility room.



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### En-suite

10'5" x 3'3" (3.2m x 1.0m)

A white suite with low flush W.C, pedestal basin, shower cubicle with electric shower, part tiled walls, tiled flooring and electric heater.

### Bedroom Two

14'1" x 10'5" (4.3m x 3.2m)

With power points, electric heater and fitted wardrobes with sliding doors.

### Family Bathroom

10'5" x 7'2" (3.2m x 2.2m)

Offering a four piece suite in grey comprising panelled bath with shower over, pedestal wash basin, low flush W.C, bidet, part tiled walls, tiled flooring, heated towel rail and a obscure glazed window to the rear.



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### Utility Room

12'1" x 5'10" (3.7m x 1.8m)

Accessed from the rear garden with a range of white wall, drawer and base cupboards, single drainer stainless steel sink, plumbing for washing machine, void for tumble dryer, power points and part tiled walls.

## Garage

Access from the front of the property with up and over door, power lighting and loft access hatch/storage above.

Solar panel battery storage.

## Outside

The property is approached via timber double gates onto a block paved driveway (100 sq meters) providing ample off road parking.

Access to the garage.

The front garden is laid to lawn bounded by hedging to part, raised rockery borders contain a variety of plants and shrubs.

A timber gate leads to the side of the property with a stable style door giving access to a useful larger than average storage room, measuring 3.7m x 0.77m.

The rear garden is mainly laid to lawn with stone flagged patio areas, mature wisteria plant against the property, established plants and shrubs, steps with timber hand rail lead down to two raised vegetable patches with a timber Store. The gardens are bounded by several hedges.

Access to the utility room.





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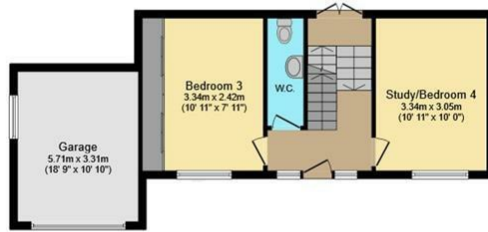


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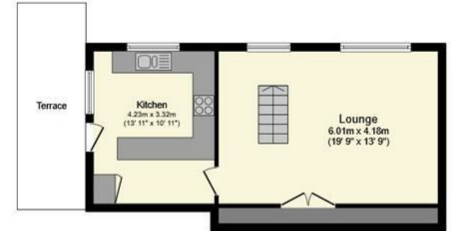
### Entrance Floor

Floor area 51.2 m<sup>2</sup> (551 sq.ft.)



### Lower Floor

Floor area 53.3 m<sup>2</sup> (574 sq.ft.)



### Top Floor

Floor area 51.1 m<sup>2</sup> (550 sq.ft.)

**TOTAL: 155.5 m<sup>2</sup> (1,674 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(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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