

**Celyn Hen Lon, Henllan, Denbighshire,
LL16 5BE**

£220,000

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EPC - D67

Council Tax Band - D Tenure - Freehold

SUMMARY

No Onward Chain - A semi-detached house, two bedrooms, which has been modernised to a high specification throughout. Situated in a favoured village location of Henllan, viewing is highly recommended. EPC Rating D67.



Description

Celyn, has been renovated throughout to a high standard.

Located in the village of Henllan, having primary school, public house and general store, the town of Denbigh being only a 5 minute drive and has a range of shops, schools and leisure centre. The A55 Expressway is 7 miles away which provides ease of access along the North Wales Coast to Chester and the motorway network beyond.

The accommodation comprises entrance hallway, living room with patio doors looking over the countryside views, modern fitted kitchen/ diner, utility area, two double bedrooms and modern en-suite/ bathroom.

The rear garden is a particular feature offering a sunny, private aspect great for Al-Fresco entertaining overlooking the fields beyond.

Further benefits include oil central heating, double glazing, off road parking.

Accommodation

uPVC double glazed door with obscure glass panel leads into:

Entrance Hall

7'1" x 6'1" (2.16 x 1.85)

An open plan ground floor.

Offering under stairs storage cupboard, stairs and accommodation off.

Lounge

10'5" x 10'5" (3.18 x 3.18)

A light and sunny lounge with radiator, power points, uPVC window to the side and uPVC Bi-fold doors lead to the rear patio.

Kitchen/Diner

20'1" x 10'5" (6.12 x 3.18)

Offering a range of modern wall, drawer and base units with marble effect work surfaces over, integrated appliances; oven and four ring electric hob with extractor fan above, dishwasher, stainless steel sink, marble effect splash back, inset spotlighting, T.V point, radiator, power points and uPVC windows to the side.

Utility room

8'2" x 4'11" (2.49 x 1.50)

With continued wall and base units with marble effect work surfaces over, plumbing for washing machine and dryer, space for tall standing fridge freezer and uPVC window to the front and side.





Shower Room

8'5" x 4'2" (2.57 x 1.27)

Offering a white suite with low flush W.C, vanity unit with basin, shower enclosure with glass screen, tiled flooring, fully tiled walls and uPVC window to the front.

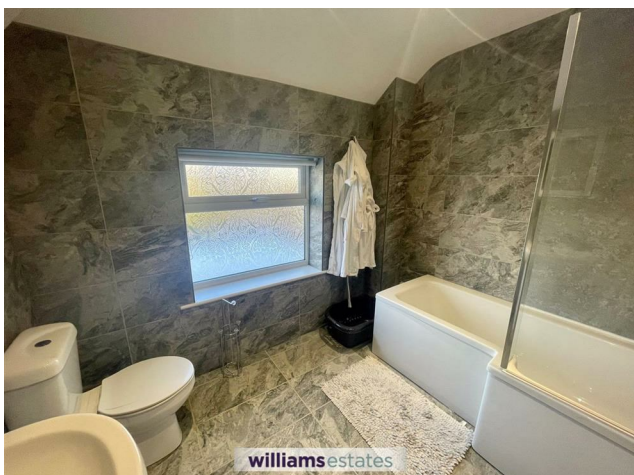
Landing

With power points and uPVC window to the side.

Bedroom One

11'11" x 10'4" (3.63 x 3.15)

With radiator, power points and uPVC window to the side.



En-suite/ Family Bathroom

8'8" x 7'2" (2.64 x 2.18)

Located off bedroom one, offering a modern suite with low flush W.C, pedestal wash basin, L shape bath with shower over, heated towel rail, tiled flooring, fully tiled walls and uPVC window to the front.

Bedroom Two

10'5" x 10'5" (3.18 x 3.18)

With radiator, power points and uPVC window to the side and rear.

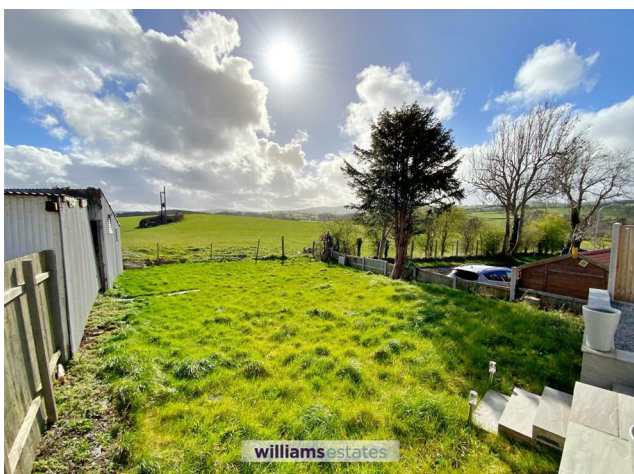
Outside

The property is approached via a good sized driveway offering ample parking.

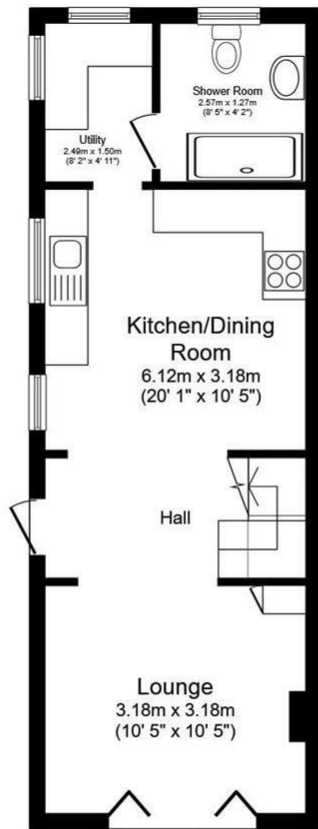
Side access to the rear garden.

The rear garden offers an elevated paved patio area, great for entertaining.

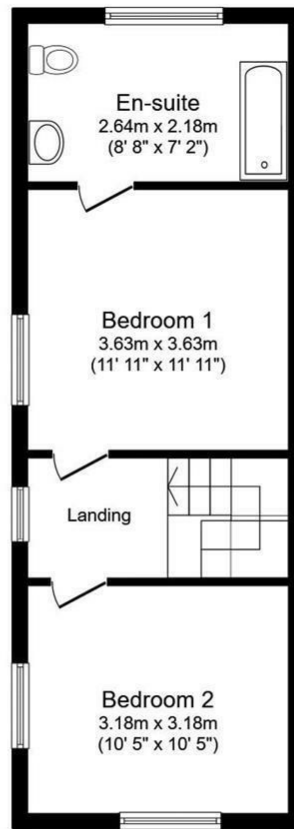
Steps down lead to a good sized lawn garden bounded by fencing, offering stunning views of the fields beyond.







Ground Floor



First Floor

Total floor area 79.9 sq.m. (860 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 67 | |
| (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.