

Glan Rhyd Groes, Denbigh, LL16 5RS

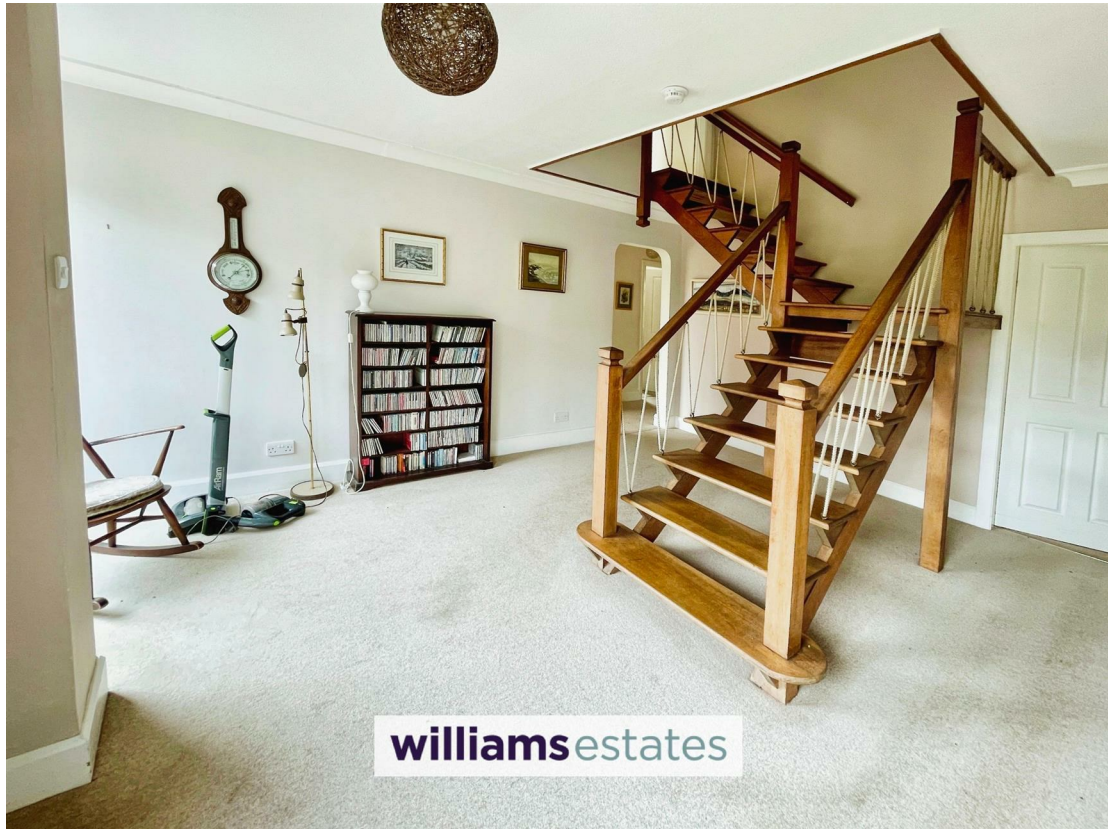
£475,000

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EPC - TBC Council Tax Band - G Tenure - Freehold

SUMMARY

No Onward Chain! - Glan Rhyd, a detached property situated in a semi-rural location with views over farmland and hills beyond. The property sits on just under one acre of landscaped gardens. Offering spacious accommodation comprising of reception hallway, larger than average lounge and dining area, kitchen/breakfast room, rear porch with W.C and utility off, two bedrooms to the ground floor, cloakroom and family bathroom. To the first floor, two further bedrooms and shower room. Outside offers a good size driveway for ample off road parking and turning area, access to the garage, gardens surrounding the property which are mainly laid to lawn and stunning countryside views. Simply Must Be Viewed. EPC Rating F30.



Accommodation

Hardwood front door leads into;

Reception Hall

15'0" x 11'9" (4.57m x 3.58m)

An impressive hallway with open plan staircase to first floor, vaulted style ceiling, dual aspect windows overlooking garden and patio area, door into:

Lounge

23'6" x 16'7" (7.16m x 5.05m)

A larger than average open plan lounge and dining room with feature fireplace and log burner on a slate hearth, wall lighting, power points, radiator, double glazed window to the front and rear elevations enjoying the views of the garden and patios areas.

Archway leads to:

Dining Area

14'5" x 11'11" (4.39m x 3.63m)

Continued from the lounge, having radiator, power points and double glazed windows to the front and side elevations.

Kitchen/ Breakfast Room

13'11" x 11'9" (4.24m x 3.58m)

Offering a range of wall, drawer and base units with work surfaces over, integrated hob, Range cooker, stainless steel sink with bowl and half drainer, integrated dishwasher and fridge, breakfast bar unit, part tiled walls, tiled flooring, inset spotlighting, radiator, power points and double glazed window to the side.

Door leads to:

Rear Porch/ Utility Area

With quarry tiled flooring, loft access hatch, radiator, access into the garage, obscure double glazed window and door leading to the rear patio.

The utility area offers plumbing for washing machine and storage cupboard.

W.C

Low flush W.C, pedestal basin, radiator and obscure window to the side.

Hallway

To the other side of the property, hallway gives access to the ground floor bedrooms and bathroom.

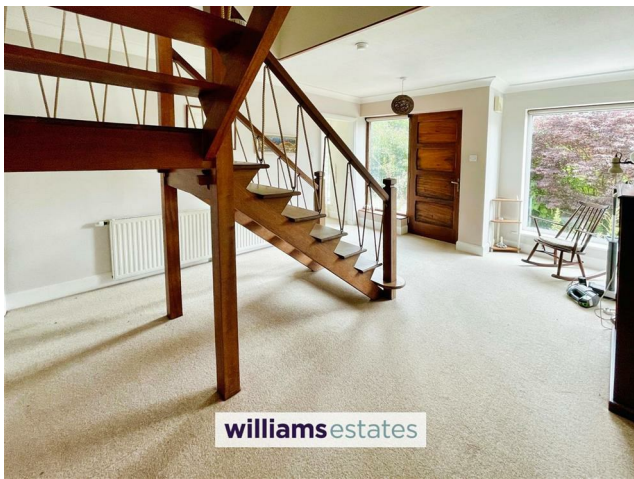
With double airing cupboard housing the hot water tank.

Bedroom One

15'0" x 12'3" (4.57m x 3.73m)

A bright spacious bedroom with radiator, power points, double glazed window overlooking the stunning gardens and further window to the side.





Bedroom Two

16'0" x 12'3" (4.88m x 3.73m)

Previously used as a study.

Dual aspect windows to the side and rear elevation, radiator, power points and fitted shelving.

Bathroom

8'10" x 8'9" (2.69m x 2.67m)

A white suite with low flush W.C, pedestal basin, panelled bath, corner shower cubicle, heated towel rail, part tiled walls and double glazed obscure window to the rear.

Cloakroom/Boiler Room

Having low flush W.C, pedestal basin, storage cupboard with ample space and double glazed obscure window to the rear.

Landing

Stairs off to bedroom three.

Bedroom Three

12'2" x 12'0" (3.71m x 3.66m)

A bright spacious bedroom with radiator, power points and double glazed window to the front elevation with stunning views.

Archway leads to;

Hallway/ Seating Area

Currently used as a seating area to enjoy the surrounding views.

Double glazed window to the side elevation, radiator, doors off to shower room and bedroom four.

Shower Room

A white suite with low flush W.C, pedestal basin, shower cubicle, part tiled walls and heated towel rail.

Bedroom Four

12'0" x 9'9" (3.66m x 2.97m)

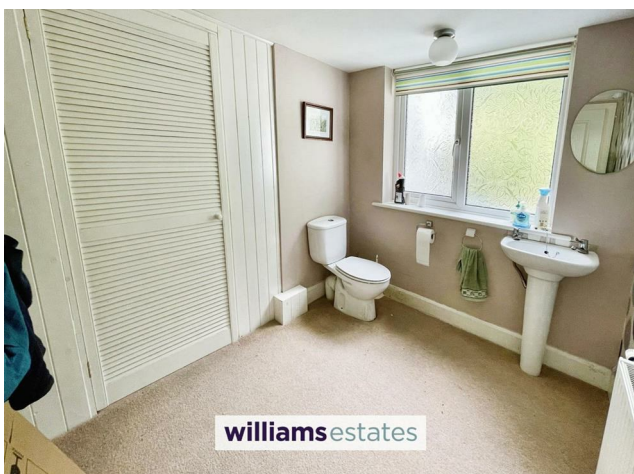
With radiator, power points and double glazed window to the rear.

Outside

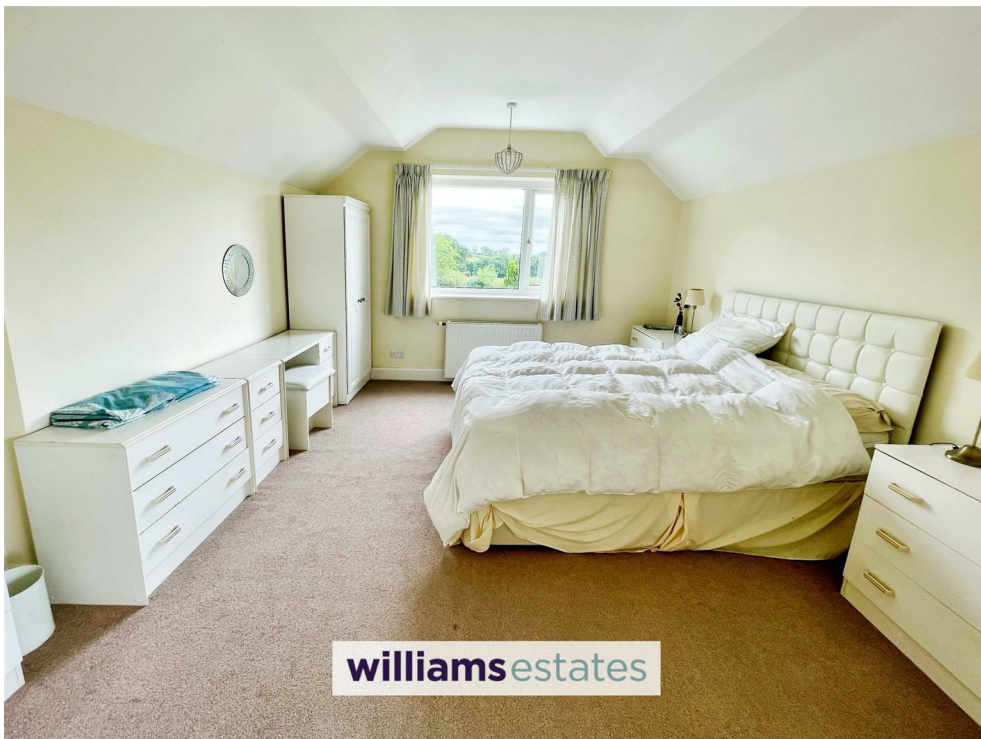
The property is approached over a driveway to turning and parking area giving access to the garage.

Landscaped gardens on all sides with raised patio area enclosed by low wall and wrought iron railings, taking advantage of the gardens views and access from the rear.

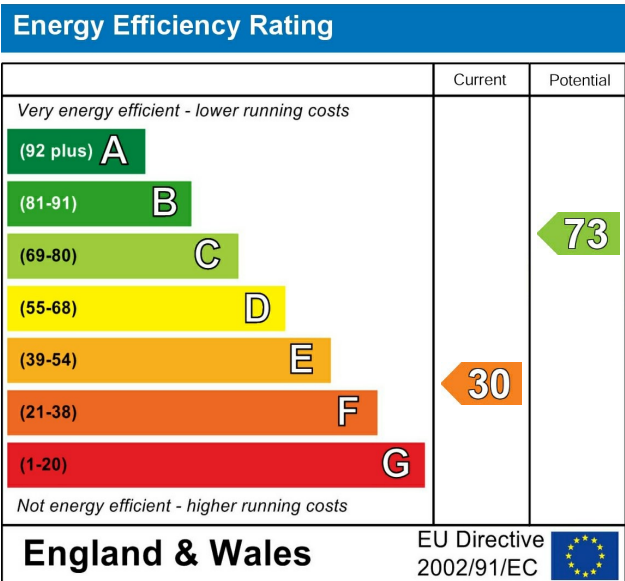
Gardens being mainly laid to lawn enclosed by mature trees with views over farmland, with fruit trees and formal garden areas











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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.