

williams estates



Argraig Tremeirchion, LL17 0UN

£575,000

4 3 1 D

EPC - TBC

Council Tax Band - G

Tenure - Freehold

SUMMARY

No Onward Chain! - Argraig, a stunning unique detached property, located in the popular village of Tremeirchion. Occupying an elevated setting which takes full advantage of the views to over the Clwydian range, North Wales coast and beyond. Modernised to a high standard throughout by the present owners, comprising of a welcoming entrance hall, stylish kitchen/Breakfast room, utility, two downstairs bedrooms/ potentially second sitting room and luxury shower room. To the first floor, master bedroom with en-suite and dressing room, further bedroom and main bathroom. To the outside, a fabulous terraced garden with paved patio areas which have been well maintained. Balcony area to the front which is great for unwinding and enjoying the beautiful views. Further benefits include a driveway for off road parking, garage with electric door and double glazing. Viewing is highly recommended. EPC Rating D65.



Accommodation

Comprising of stone steps leading up to the oak glazed door with glass panel adjacent which leads through to:

Reception Hall

15'7" x 10'2" (4.76 x 3.10)

A bright and spacious hall with a vaulted ceiling and galleried landing above. Having a turned staircase, doors off to all rooms, two double glazed roof windows, uPVC double glazed window to the rear, recessed down lights and two radiators.



Living Room

28'2" x 14'10" (8.6 x 4.54)

Fabulous size room with a uPVC double glazed sliding patio door to the front opening onto a balcony with glass balustrade, and two uPVC double glazed corner windows to either side of the room. Cast iron French suspended log burner with circular granite base and log store beneath. Double part glazed doors open from the dining area through to the kitchen.



Kitchen

12'9" x 12'7" (3.91 x 3.84)

A high quality 'Kuppersbush' Zebrano kitchen fitted with a range of high gloss black units with complimentary worktops and splash back. An extensive range of appliances to include built-in oven, microwave, dishwasher, built in chimney style extractor hood above, units and shelves beneath, uPVC double glazed window to the side elevation, Italian marble floor, recessed down lights and sink unit with mixer tap.



Utility Room

10'4" x 6'3" (3.17 x 1.91)

Fitted with a range of wall and base units with marble effect work surfaces over, inset sink with mixer tap. Continued additional work surface with plumbing and provision for washing machine beneath, Worcester oil fired combination boiler and space for dryer. uPVC double glazed door leading to the rear garden with adjacent window, radiator and extractor fan.



Inner Hall

8'11" x 7'2" (2.73 x 2.2)

With uPVC double glazed window to the rear, coved ceiling and radiator.

Ground Floor Bedroom One

15'8" x 10'7" (4.78 x 3.23)

Double bedroom with a uPVC double glazed window to the front elevation and a radiator.



Ground Floor Bedroom Two

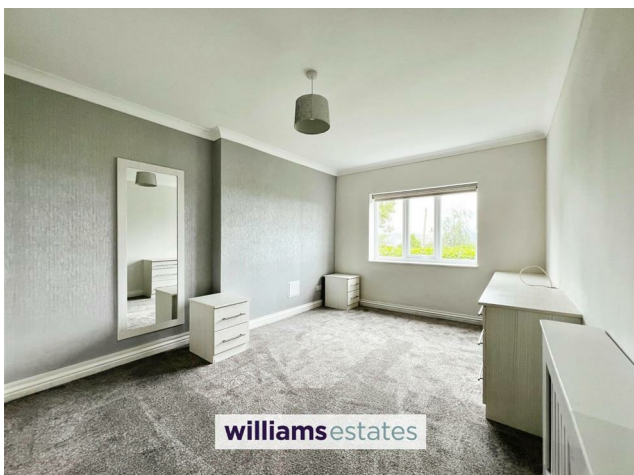
15'4" x 9'0" (4.69 x 2.76)

Double bedroom with a uPVC double glazed window to the front elevation, coved ceiling and radiator.

Shower Room

7'6" x 6'7" (2.31 x 2.03)

A modern luxurious suite with fully tiled walls and flooring, fitted high gloss unit with integrated W.C and basin, shower enclosure with glazed panel, extractor fan and a double glazed window to the rear elevation.



Galleried Landing

A galleried landing with solid oak handrail and glass balustrade, five double glazed roof windows to the front, coved ceiling and radiator.

Bedroom One

Comprising of double glazed french doors with stainless steel and glass balustrade to the front elevation, uPVC double glazed roof window and a range of under eaves storage cupboards.

Bedroom One En-Suite

10'11" x 3'8" (3.33m x 1.12m)

Having low flush W.C, shower cubicle, glass circular wash basin set in matching vanity unit. Chrome heated towel rail and double glazed roof window.



Bedroom Two

15'11" x 15'0" (4.85m x 4.57m)

UPVC double glazed window to front and double glazed roof window, built-in cupboard with hanging rails, and radiator.

Bathroom

9'1" x 6'1" (2.77m x 1.85m)

A modern suite with a fabulous bespoke fitted unit with inset sink and W.C. Panelled jacuzzi bath with inset feature shelving with mood lighting. Fully tiled walls and laminate flooring, heated towel rail, extractor fan and double glazed Velux window.



Outside

The property is approached via a good size shared driveway with one other property. Leading to Argraigs' private driveway offering ample off road parking giving way to the integral garage.

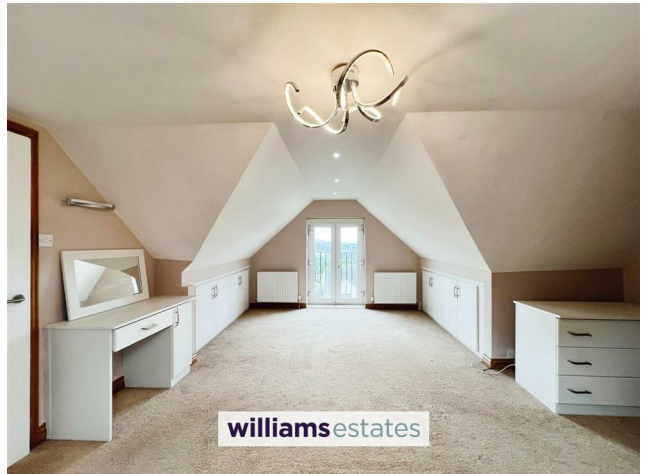
The terraced front gardens feature lawned and paved patio seating areas with stone walling, together with specimen trees and shrubs.

There is access to both sides of the property and a flagged pathway extending to a balcony off the lounge looking over the Clwydian range. Pathway leads round to the rear of the property to a set of concrete steps up to the raised hard landscaped rear garden with two private rear area's with slate and golden gravel borders. The rear garden has a raised rock borders with a variety of flowering shrubs and bushes and backs on to open fields with far reaching views over the front of the property.

Garage

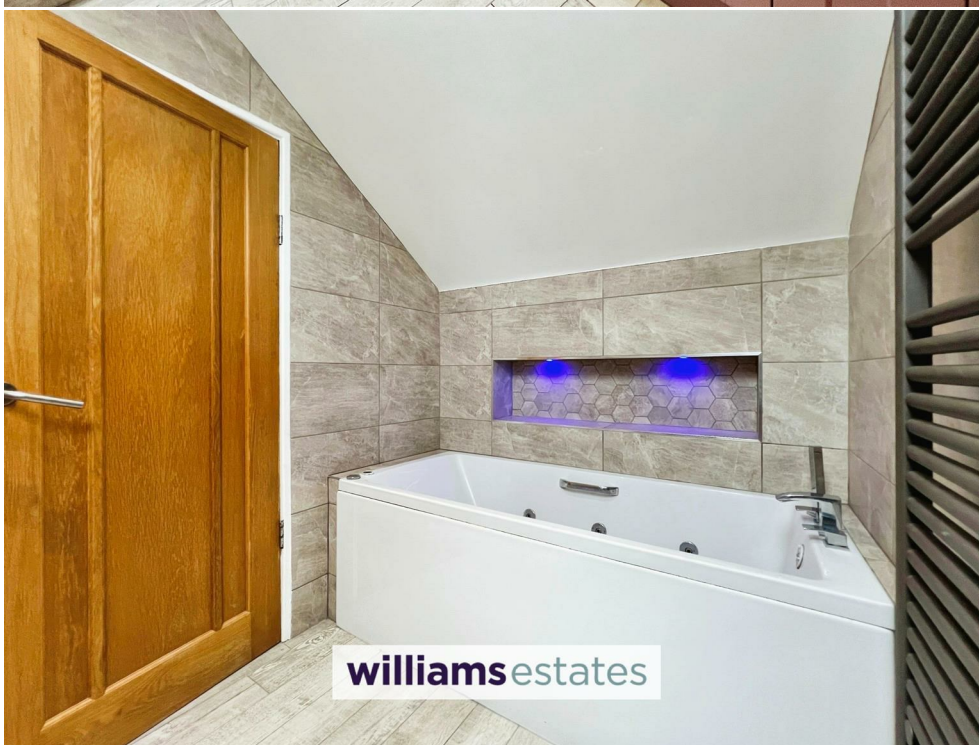
18'3" x 9'3" (5.56m x 2.82m)

With up and over electric door, light and power supply.





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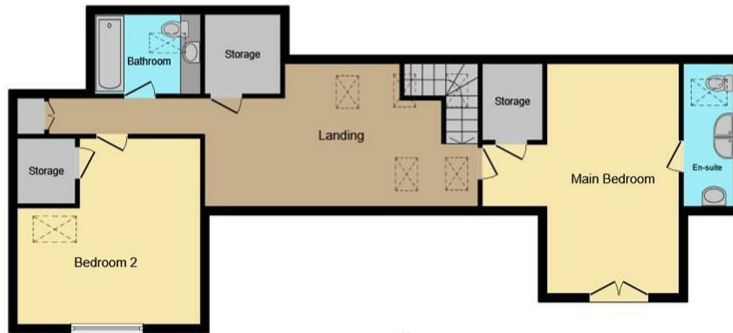
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Ground Floor

Floor area 126.0 sq.m. (1,356 sq.ft.)



First Floor

Floor area 87.5 sq.m. (942 sq.ft.)

TOTAL: 213.5 sq.m. (2,298 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) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(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.