

williams estates



**Y Fach Llansannan Road, Henllan, LL16
5DE**

£375,000

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EPC - G1

Council Tax Band - F

Tenure - Freehold

SUMMARY

No Onward Chain!! - A two bedroom stone cottage situated on Llansannan Road, Henllan, just over 3 miles from

Denbigh Town Centre. Offering a generous plot with approx 1.37 acres, sitting on an elevated position with stunning countryside views surrounding. The accommodation comprises of lounge, kitchen with utility/ dining room off, second sitting room, downstairs bathroom and bedroom three/potential snug. To the first floor, two further double bedrooms. The property is in need of upgrading but offers a characterful charm throughout. Further benefits include ample off road parking, various outbuildings boasting huge potential. EPC Rating G1.



Description

Henllan is a popular rural village located approximately 2.5 miles from the town of Denbigh providing a local store and post office, school, church and pub, Llindir Inn- claimed to be one of the oldest pubs in Wales!

The area is within easy access of the A55 Expressway at St Asaph which provides excellent links along the North Wales coast, towards Chester and the motorway network beyond.

Living Room

15'11" x 13'3" (4.86 x 4.04)

Entrance from the front door into the lounge, offering an original inglenook fireplace with wood burner, quarry tiled flooring, original beamed ceiling, power points and deep sill windows to the front and rear elevation.

Kitchen

13'4" x 10'4" (4.08 x 3.15)

Offering a range of wall, drawer and base units with work surfaces over, inglenook fire place with original wood burning stove, stainless steel sink, original beamed ceiling, power points, tiled flooring and tiled splash back, good size pantry cupboard and windows to the side and rear elevation.

Utility Room

14'3" x 7'2" (4.36 x 2.20)

A good size utility which could also be a potential dining room. With tiled flooring, plumbing for washing machine, power points, window looking onto the rear garden and timber door gives way to the patio.

Sitting Room

13'3" x 12'4" (4.04 x 3.76)

Having a stone feature fireplace, original beamed ceiling and deep sill window to the front elevation.

Inner Hallway

With built in storage cupboards and doors off.

Bedroom Three/ Snug

9'4" x 6'10" (2.84m x 2.08m)

With tiled flooring, power points and window to the front.

Bathroom

14'10" x 4'10" (4.54 x 1.48)

A white suite with low flush W.C, pedestal basin, panelled bath with tiled splashback, vintage electric wall mounted heater and window to the side.





Bedroom One

16'7" x 14'7" (5.08 x 4.47)

Having original beamed ceiling, power points, and deep sill window to the front elevation with stunning views.

Bedroom Two

14'7" x 12'2" (4.47 x 3.72)

Having original beamed ceiling, power points, and deep sill window to the front elevation with stunning views.

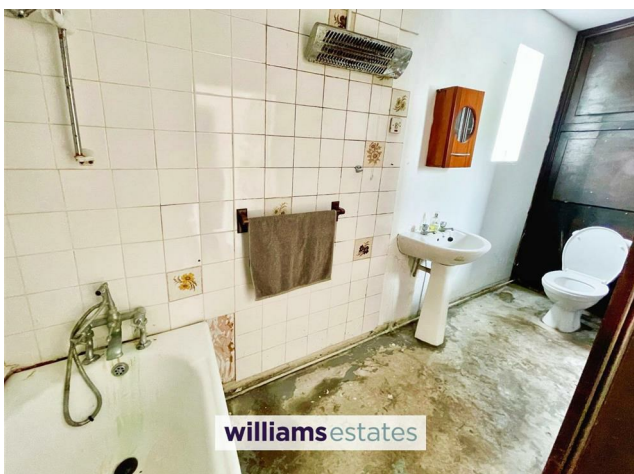
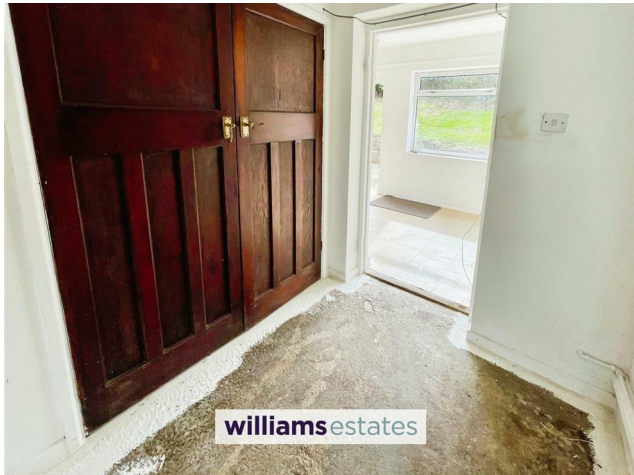
Outside

The property is approached via a good size driveway for ample off road parking and timber gates.

To the rear of the property there is a wide walkway of paving and gravel which leads around.

To the side there are two wooden log shelters with corrugated steel roofs. Leading down to the side of the property there is a part remaining concrete base and part brick structure. At the front of the property there is a bedding area and drive way which is laid to lawn with stone steps to the front door.

In front of the property there are substantial brick and timber structures with corrugated steel roofing forming the outbuildings.







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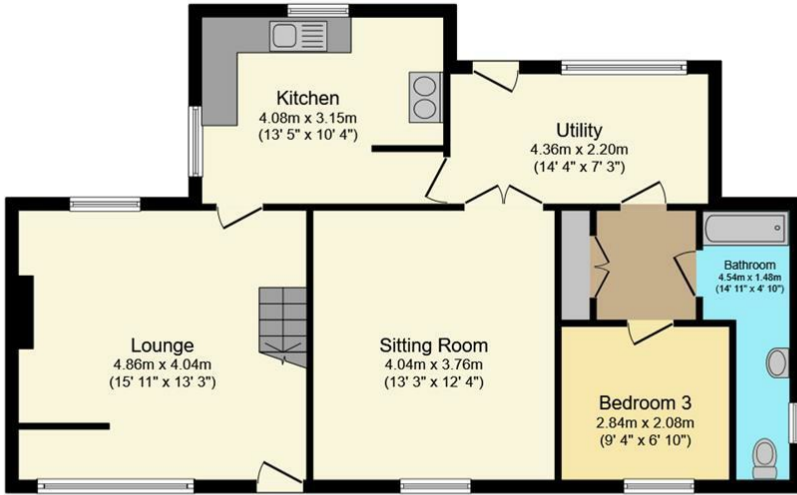
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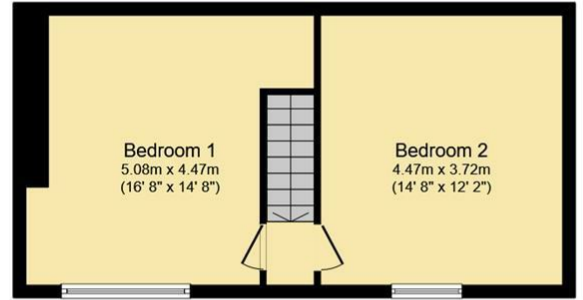


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Ground Floor

Floor area 82.6 m² (889 sq.ft.)



First Floor

Floor area 41.1 m² (442 sq.ft.)

TOTAL: 123.7 m² (1,331 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		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G	1	
<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.