

williams estates



Y Glog Llandyrnog, LL16 4HH

£650,000

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EPC - TBC

Council Tax Band - F Tenure - Freehold

SUMMARY

An exceptional four-bedroom detached family home featuring an attached double garage, nestled within private gardens that back onto open fields, offering a tranquil rural position on the edge of this sought-after village, just three miles from Denbigh. This detached property boasts immaculately presented and thoughtfully laid-out accommodation, It provides ideal, family-sized living spaces with contemporary fittings, oil-fired central heating, and double-glazed windows. The accommodation briefly comprises of a reception hall, living/dining room, utility room, double garage, cloakroom, living room, sitting room, four bedrooms, bathroom, garage, off road parking for several vehicles and front and rear gardens. EPC Rating D59.



Accommodation

Providing a composite front door with obscure glazed panels adjacent, leading into:

Reception Hall

12'10" x 8'10" (3.929 x 2.700)

Having staircase leading to first floor landing, doors off to living room and Kitchen/Diner, double radiator and under stair storage cupboard.

Dining Room

13'10" x 11'10" (4.226 x 3.615)

Ample room for dining table, wall mounted radiator, expansive uPVC double glazed window to the front elevation, wall sockets, TV point and opening into:

Kitchen/Diner

17'2" x 9'11" (5.257 x 3.028)

Comprising of quartz worktops, matching wall and base units, integrated fridge freezer, dishwasher, drainer sink with mixer tap over, splash back, void for cooker, stainless steel extractor fan, central breakfast bar, recessed down lights, two uPVC double glazed windows to the rear elevation overlooking the rear garden.

Utility/Shower Room

9'9" x 8'9" (2.988 x 2.677)

Complimentary worktops with base cupboards, provisions for washing machine and tumble dryer, corner walk in shower enclosure with glazed panels, chrome heated towel rail, tiled from floor to ceiling, stainless steel drainer sink and a uPVC double glazed window to the rear elevation.

W.C.

5'11" x 3'2" (1.806 x 0.972)

Half tiled walls, tiled flooring and a low flush W.C.

Garage

18'0" x 16'10" (5.494 x 5.140)

Having two garage doors, ample wall sockets, three windows to the side and access through to rear hall.

Living Room

19'4" x 11'10" (5.903 x 3.632)

Bright and airy living room with two uPVC double glazed windows to the front and side elevation, recessed built in gas fire, TV point, two single radiators and double doors leading into:

Sitting Room

17'9" x 11'10" (5.425 x 3.632)

A fantastic extension providing plenty of natural light with uPVC bifold doors that lead to the rear garden, and a multi-fuel log burner with stainless steel extractor.





First floor Landing

Spacious landing with double glazed window to the front elevation with far reaching views over the surrounding countryside across to the Clwydian range, radiator and doors leading to all rooms.

Bedroom One

13'10" x 11'10" (4.22 x 3.61)

Double glazed window to the front elevation with views across to the Clwydian range and a radiator.

Bedroom Two

11'5" x 9'10" (3.48 x 3.00)

Double glazed window to the rear elevation, coved ceiling and radiator.

Bedroom Three

11'3" x 10'4" (3.45 x 3.15)

Double glazed window to the rear elevation with open aspect over adjoining farmland, coved ceiling and radiator.

Bedroom Four

8'9" x 7'6" (2.69 x 2.31)

Double glazed window to the front elevation with views, coved ceiling and radiator.



Bathroom

10'2" x 5'10" (3.12m x 1.80)

Comprising of a low level W.C., Free standing bath with tiled splash back, wall hung wash basin, two uPVC double glazed windows to the rear, walk in shower enclosure being fully tiled with glass panel and a chrome heated towel rail.



Front Garden

Well maintained front lawned gardens extending to either side of the driveway which enjoy a high degree of privacy from the roadside with high stone walling/fencing. The garden is well stocked with a wide variety of mature shrubs and bushes and also includes a small patio area to the right hand side of the drive. Gated pathways to either side of the house leading through to the rear garden.

Rear Garden

Good sized and enclosed rear lawned garden which borders onto open farmland to the rear. The garden enjoys a high degree of privacy and has a south westerly aspect. Flagged patio area adjoins the rear elevation of the house. Various established trees and bushes, outside light and two integral store rooms one housing the oil fired central heating.



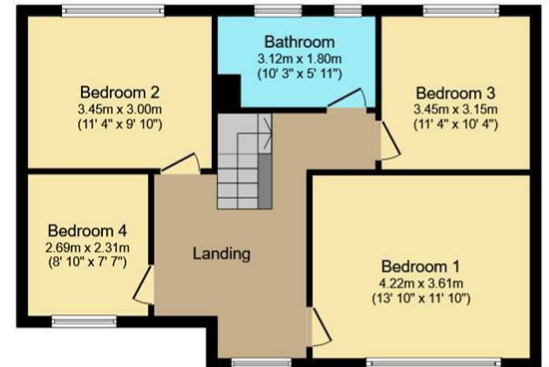








Ground Floor
Floor area 130.4 m² (1,403 sq.ft.)



First Floor
Floor area 63.4 m² (682 sq.ft.)

TOTAL: 193.8 m² (2,086 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	59	
(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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