



## Ty Hedd, Heol Y Brenin, Tremeirchion, Denbighshire, LL17 0UB

**£599,950**

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**EPC - D64**

**Council Tax Band - G**

**Tenure - Freehold**

# SUMMARY

A handsome, immaculately presented detached house set in an elevated position with panoramic views of the surrounding countryside located on the outskirts of the village of Tremeirchion. Spacious accommodation throughout, comprising three reception rooms, large open plan kitchen/diner with utility room and cloakroom off, two bedrooms to the ground floor with en-suites and two bedrooms to the first floor also with en-suites and Juliet Balconies offering stunning views. To the outside there is ample off-road driveway parking, double garage, gardens front and rear. Further benefits include PV panels with battery storage installed 09/22, 3yr old oil Grant Vortex Condensing Combination boiler, 6 month old kitchen/utility appliances to include dishwasher, washing machine and vented tumble dryer, uPVC double glazing. EPC Rating -64D



## Description

Tremeirchion is a popular residential village in Denbighshire. It lies on the B5429 road, to the north east of Denbigh and to the east of St Asaph. The village of Tremeirchion has a church and a pub, whilst the larger towns of Denbigh and Ruthin, offer a more comprehensive range of services, along with Mold which is approximately 20 miles distant and Chester. There is a state primary school in the village as well as primary and secondary schooling in Ruthin and Denbigh and St Asaph.

## Accommodation

Contemporary composite front door with full height glazed side panel leads into:

### Entrance Porch

Power points, covered ceiling, remote control wall panel for garage and door leading into:

### Lounge

23'5" x 18'0" (7.16m x 5.51m)

A spacious area with limestone feature fireplace housing an open fire on a stone hearth, coved ceiling, wall lighting, power points, radiator, dual aspect uPVC windows to the side elevation and further uPVC sliding patio door giving access to the front balcony providing stunning views of the countryside.

### Kitchen/Diner

21'11" x 23'5" max (6.7m x 7.16m max )

Open plan "L" shaped space providing a large kitchen area with bespoke oak island unit and bar stool seating together with an attractive range of Shaker style wall and base units with granite work surfaces/upstands over. Dual control modern electric AGA and companion module comprising 4 ring gas hob with oven/grill and fan oven below, Feature tiled splash back with concealed lighting, integrated frost free fridge/freezer, dishwasher, white ceramic 1.5 bowl sink and drainer, radiator, power points including USB charging unit, inset spotlighting, uPVC double glazed windows to the rear and side elevation.

Open to the dining area with radiator, power points and double doors giving access into the Conservatory.

### Utility Room

11'6" x 6'9" (3.53m x 2.08m)

Accessed from the kitchen area with fitted Shaker style wall and base units, work surfaces over to incorporate 1.5 bowl stainless steel sink and drainer unit, washing machine and vented tumble dryer. There is a loft access hatch, power points, part tiled walls, uPVC window to the rear and further uPVC stable type door that leads to the side of the property.





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#### Cloakroom

4'9" x 3'10" (1.45m x 1.17m)

In white with low level W.C, pedestal wash basin, part tiled walls, radiator, extractor fan and uPVC obscure glazed window to the side.

#### Conservatory

13'0" x 9'5" (3.98m x 2.89m)

uPVC double glazed and brick construction with insulated EPDM roof, radiator, power points, wall lights, uPVC french doors leading onto the rear patio area and garden.

#### Inner Hall

Access to ground floor bedrooms and stairs off to the first floor.

#### Bedroom One

14'6" x 13'5" (4.42m x 4.09m)

uPVC double glazed bay window to front providing stunning views of the surrounding countryside, radiator, power points and Shaker style fitted wardrobes.



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#### En-Suite

8'5" x 6'7" (2.59m x 2.03m)

Fitted with a modern white suite comprising panel bath with mixer shower tao, pedestal wash basin, low level wc, tiled floor, part tiled walls, radiator, extractor fan, tall white storage unit and uPVC obscure glazed window to the side.

#### Bedroom Two

13'6" x 13'3" (4.14m x 4.04m)

Presently used as an office by the current owners with radiator power points and uPVC double glazed door and windows to the rear.



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#### En-Suite

6'5" x 5'10" (1.98m x 1.80m)

Fitted with a modern white suite comprising shower cubicle, vanity wash basin unit, low level wc, radiator, extractor fan, inset spotlighting, tiled flooring and uPVC obscure glazed window to the side.

#### First Floor Landing

Stairs rise to first Floor Landing with coved ceiling and doors to

#### Bedroom Three

14'8" x 13'1" (4.49m x 4.01m )

Two oak triple wardrobes, radiator, power points including USB charging unit, uPVC double glazed french doors to Juliet Balcony with panoramic views over the surrounding countryside.



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### En-Suite

6'11" x 6'7" (2.11m x 2.01m)

Fitted with a modern white suite comprising panel bath with mixer shower tap and further mixer shower unit over with glazed screen, pedestal wash basin, low level wc, heated towel rail, tiled walls, inset spotlighting, extractor fan, double mirrored wall cabinet and tall white storage unit, uPVC obscure glazed window to the side.

### Bedroom Four

13'3" x 10'7" (4.04m x 3.25m)

uPVC double glazed french doors to Juliet Balcony providing views to the rear, fitted sliding door wardrobes, radiator, power points and loft access hatch.

### En-Suite

6'7" x 5'6" (2.01m x 1.68m )

Fitted with a modern white suite comprising double width shower enclosure with glazed screen, wash basin set into a vanity unit with low level wc, tiled walls, tiled floor, inset spotlighting, heated towel rail, extractor fan and double mirrored wall cabinet, uPVC obscure glazed window to the side.

### Outside

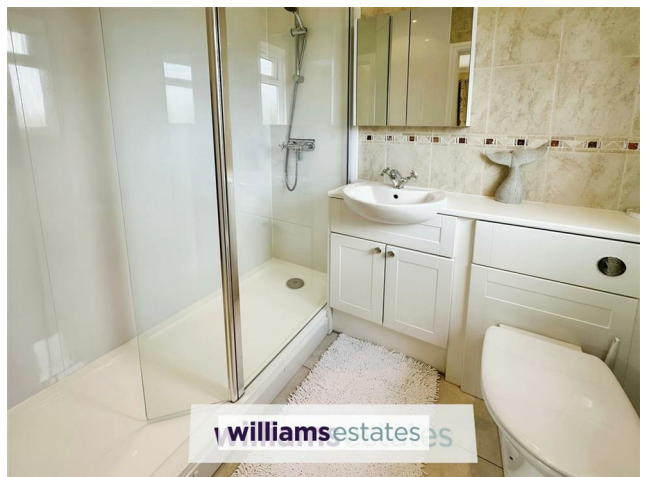
The property is approached by a driveway with double gates which provides ample off road parking and leads to the integral garage. A pathway leads to steps up to the front entrance door. The front garden is enclosed by a low brick wall, predominantly laid to lawn with mature trees, shrubs and plant borders.

There is a brick paved area to the side of the property and pedestrian gate which leads to the rear garden. Here there is a large, private garden enclosed by fencing and hedges, mainly laid to lawn with mature trees and shrubs. A large paved patio runs along the width of the house and is arranged over 2 levels with raised borders.

### Garage

18'0" x 15'3" (5.51m x 4.67m)

Panelled, composite electric door with remote access, power points, ample storage. The combi boiler is sited here along with the PV panel/battery equipment.





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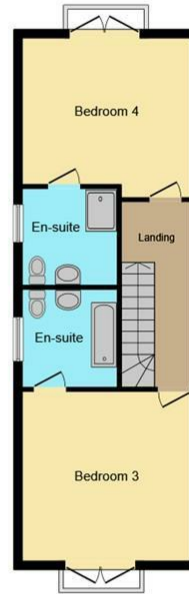


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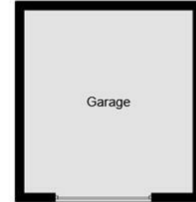
### Ground Floor

Floor area 150.7 m<sup>2</sup> (1,622 sq.ft.)



### First Floor

Floor area 52.0 m<sup>2</sup> (560 sq.ft.)



### Garage

Floor area 18.2 m<sup>2</sup> (196 sq.ft.)

TOTAL: 220.9 m<sup>2</sup> (2,378 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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