



## The Bungalow Bylchau, Denbigh, LL16 5LS

**£525,000**

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**EPC - C76**

**Council Tax Band - D Tenure - Freehold**

# SUMMARY

An impressive three bedroomed bungalow situated on approximately 1.5 acre of land in the village of Bylchau. The accommodation comprises open plan "L" shape kitchen/diner/living room, three bedrooms, ensuite, bathroom and utility room. To the outside a slate patio looking at stunning countryside views, a 1200+ft sq workshop, log cabin, additional building/stores, storage container, static caravan and garden store/stable. A fantastic potential business opportunity!



### Entrance Hallway

A modern and bright hallway that runs the length of the property has a tall double-glazed window at the end and two skylights, with concreted effect flooring with underfloor heating and doors leading to all rooms.

### Open Plan Kitchen, Diner & Lounge

A stylish "L" shaped open plan room with kitchen, dining and lounge area. Fitted with a Hacker Kuchen, the kitchen provides a wealth of features including integrated Sieman's appliances with bean to cup coffee machine, microwave, and 2 single ovens. This area has an American Fridge/Freezer and a wealth of cupboard space with sleek wall units, pull- twist ladder cupboard, tall larder units, pan draws, warming drawer- all with the quality you'd expect from the German design. The superb large island, with stainless steel top, incorporates a halogen hob, breakfast bar and ample under counter storage on both sides. The additional quartz worktop area includes an inset Blanco 1 ½ sink with draining area and tap. The dining area has a large quartz table (seating for 6-8 people), and the lounge area has ample space for family living well as far reaching views. Two sets of large, floor to ceiling, patio doors open onto the slate laid patio area, bringing the outside in.



### Utility Room

8'3" x 4'7" (2.54m x 1.42m)

Matching the units in the kitchen, with quartz worktop, space and plumbing for washing machine & tumble dryer with storage cupboard housing the boiler, and a glazed door that leads out onto the patio and log cabin.

### Master Bedroom

14'2" x 10'2" (4.34m x 3.11m)

A contemporary double bedroom with space for two large double wardrobes and offering a large skylight to allow natural light and opening to the en-suite and dressing room.



### Master En Suite And Dressing Area

17'5" x 5'6" (5.33m x 1.68m)

A modern en suite fitted with a gloss grey vanity unit combination having a low flush WC, washbasin, and drawers. Walk-in shower enclosure with tray, fully tiled walls, space for a vanity table, floating wall-mounted cupboard, skylight and two tall, double-glazed windows.





### Bedroom Two

12'0" x 10'2" (3.66m x 3.10m )

A stylish double bedroom with plenty of space for storage cupboards having a skylight, a clerestory window and a tall double glazed window overlooking the driveway.

### Bedroom Three

7'10" x 7'4" (2.40m x 2.25m)

A single bedroom with a tall, double-glazed window, currently used as a hobby room.

### Bathroom

10'4" x 7'3" (3.15m x 2.22m)

A state-of-the-art family bathroom fitted with IL BAGNO ALESSI by Laufen WC and washbasin, with 'P' shaped bath having with a shower over, part tiled walls, floating cupboard, touch light mirror and skylight.



### Outside

Property approached via two fix bar gates providing ample off-road for numerous vehicles which leads to the paddock.

### Log Cabin

12'8" x 11'4" (3.88m x 3.47m)

A spacious timber-built cabin with electrics and lights, an arched front doorway, an arched window, and a back door. Potential bedroom or home office. A perfect retreat or sanctuary for any person!



### Garage

48'4" x 32'2" (14.75m x 9.82m)

1200+sq ft part block built 3 bay steel frame workshop, accessed with two sliding doors providing over 12ft x 12ft opening a pedestrian door to the side that leads to the house, formerly used as a landrover repair workshop and MOT testing station. complete with a 4-post ramp, pit, mezzanine adding an additional 300+ sq ft floor space. integral block-built office. multiple electric sockets throughout, lighting and mains water.

### Garden Store / Stable

17'7" x 8'1" (5.36m x 2.48m)

Breezeblock built with a flat roof and double-glazed window and a door to the front with electricity, lights, and water. Currently being used as a potting shed but could be a perfect stable.



### Static Caravan

118'1"ft x 39'4"ft (36ft x 12ft)

Cosalt Baysdale Super 360/3 Comfort static caravan which isn't currently connected to the utilities.

### Former Office

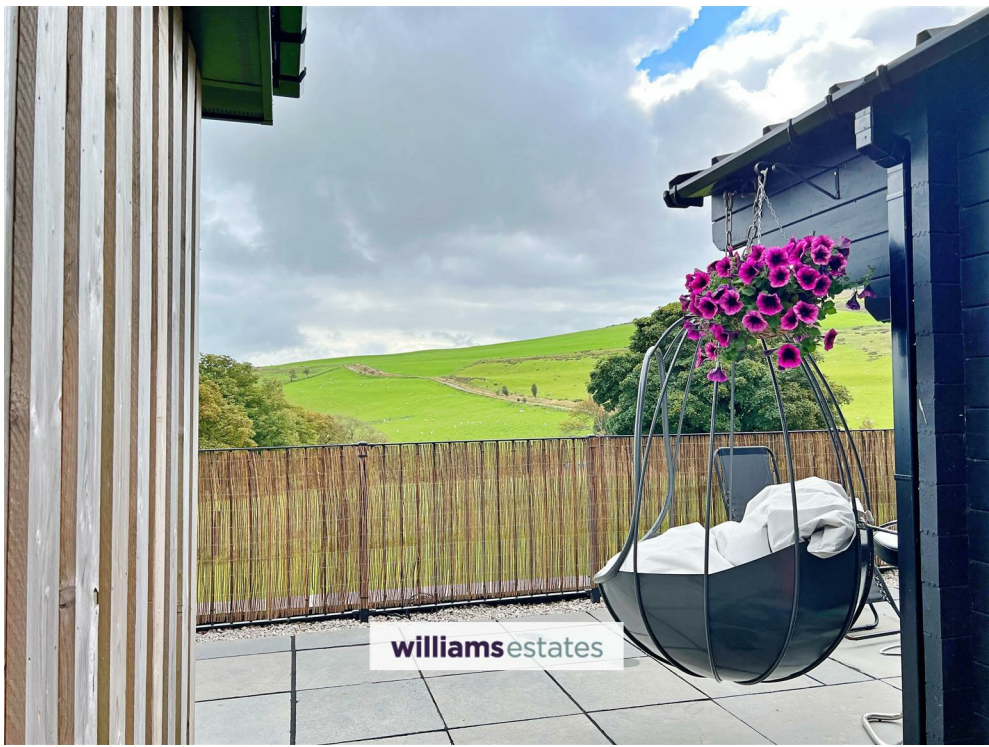
23'9" x 16'0" (7.26m x 4.89m)

The original garage has a concrete floor with a pit and single-glazed windows on all sides. The space could be converted into a home gym, holiday let or additional storage if needed.

### Gated Storage

To the left-hand side of the unit lies a chipped storage area with tall steel gates to the front to create a secure area for outdoor storage.







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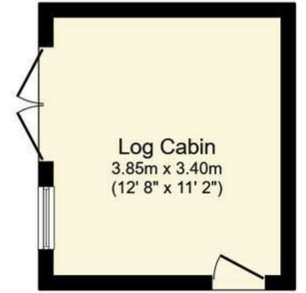


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### Floor Plan

Floor area 114.6 m<sup>2</sup> (1,234 sq.ft.)



### Outbuilding

Floor area 13.1 m<sup>2</sup> (141 sq.ft.)

TOTAL: 127.7 m<sup>2</sup> (1,375 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>		<b>100</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</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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