

**Bryn Greon Bylchau, Llansannan, LL16
5LS**

£365,000

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EPC - D57

Council Tax Band - E Tenure - Freehold

SUMMARY

No Onward Chain!! - A deceptive, well presented three bedroomed detached bungalow, located in the village of Bylchau offering stunning countryside views towards the Snowdonia range. Easy access to the historic market town of Denbigh. The property boasts entrance hallway, lounge, kitchen/ breakfast room, utility and cloakroom. Bedroom one with en-suite, two further bedrooms and bathroom. The location is stunning with a good size private garden that wraps around the property, integral garage and ample off road parking with a private driveway. Viewing is highly recommended. EPC Rating D 57.



Accommodation

Composite glazed door leads into:

Entrance Porch

With Quarry tiled flooring and glazed double doors into:

Hallway

Having ample storage cupboards and airing cupboard, radiator, power points and further accommodation off.

Lounge

21'6" x 13'11" (6.55m x 4.24m)

A bright, spacious lounge with feature fireplace and open fire, power points, radiator, double glazed window to the rear elevation and further double glazed French patio doors leads out to the side decked area, enjoying stunning views.

Kitchen/Diner

18'6" x 10'0" (5.64m x 3.05m)

Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink with bowl and half drainer, integrated double oven and four ring hob with extractor hood above, tiled splash back, radiator, power points, tiled flooring and double glazed windows to the front and rear elevation.

Rear Hallway

With radiator, quarry tiled flooring and loft access hatch.

Timber glazed door leads to the front of the property, further accommodation off and access to the integral garage.

Utility

7'11" x 7'2" (2.41m x 2.18m)

A good size utility with base units and work surface over, stainless steel sink, plumbing for washing machine and dryer, space for fridge/freezer, power points, continued tiled flooring from the kitchen and double glazed window to the rear.

Cloakroom

6'7" x 3'5" (2.01m x 1.04m)

With low flush W.C, wall mounted basin and double glazed window to the front.

Bedroom One

15'3" x 11'01" (4.65m x 3.38m)

A great size master bedroom with radiator, power points and double glazed window to the side enjoying stunning views.





En-suite

10'10" x 3'5" (3.30m x 1.04m)

Offering a low flush W.C, shower cubicle, basin and double glazed window to the side.

Bedroom Two

13'1" x 12'10" (3.99m x 3.91m)

With radiator, power points and double glazed window to the front.

Bedroom Three

12'2" x 9'11" (3.71m x 3.02m)

Having radiator, power points and double glazed window to the rear.



Bathroom

13'3" x 6'7" (4.04m x 2.01m)

A fabulous size bathroom with low flush W.C, pedestal basin, corner shower cubicle, panelled bath, part tiled walls, radiator, tiled flooring and double glazed obscure window to the front.

Garage

18'5" x 10'5" (5.61m x 3.18m)

Outside

The property is approached via a long private lane bounded by timber gates and fencing.

Stunning views as you drive down to the driveway offering ample off road parking.

Access to the integral garage via up and over door.

The rear garden is mainly laid to lawn with a variety of mixed hedging, shrubs and stocked borders.

Steps up to a decked patio area, great for Al-Fresco dining and to enjoy the views surrounding.



Directions

What3words: ///evolves.foot.wacky





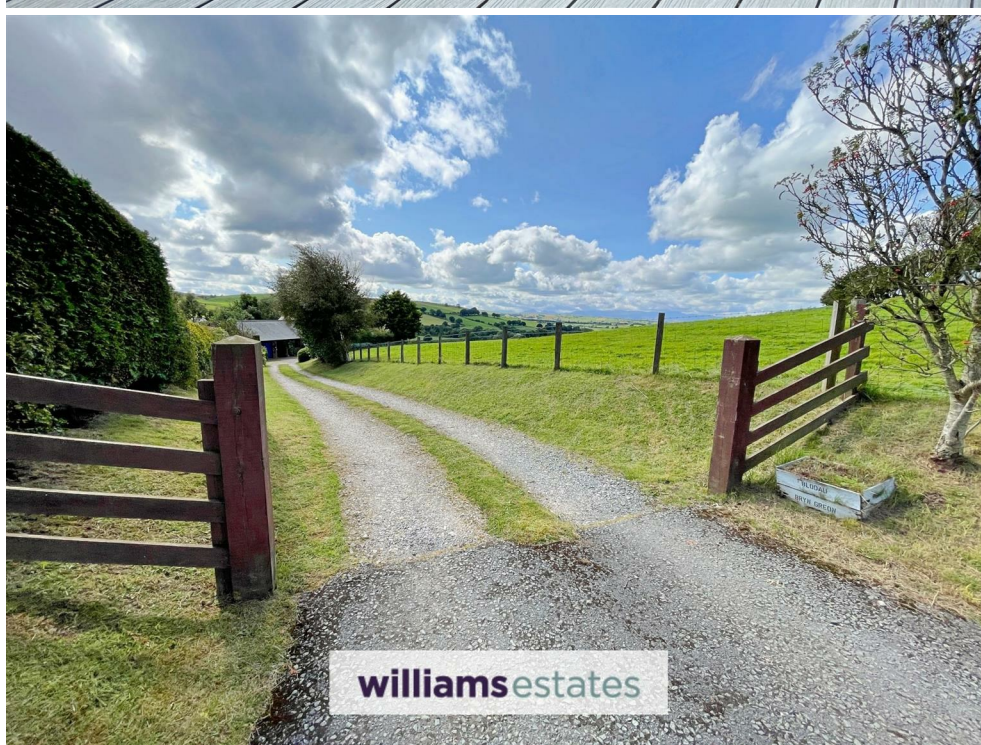




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Floor Plan

Floor area 122.7 m² (1,321 sq.ft.)

TOTAL: 122.7 m² (1,321 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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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