

williams estates



41 Bryntirion, Henllan, LL16 5YL

£245,000

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EPC - D67

Council Tax Band - D Tenure - Freehold

SUMMARY

This single-story bungalow boasts a welcoming front entrance framed by a beautiful wooden portico, adding a touch of character. The property features a well-maintained front garden with a lush hedge, alongside a driveway that offers off-road parking and leads to an attached single garage with a convenient roller door. The property briefly comprises, reception hall, living room, kitchen, conservatory, two double bedrooms, family bathroom and front & rear gardens. EPC Rating -D67, Council Tax Band - D , Tenure - Freehold.



Accommodation

Welcomed by a wooden portico, front door leads into:

Reception Hall

Providing a radiator and doors off to all rooms.

Living Room

14'11" x 11'10" (4.547 x 3.626)

Bright and spacious room featuring a uPVC double-glazed front-facing window, fireplace, modern wall sockets and double radiators.

Kitchen

12'10" x 9'0" (3.935 x 2.758)

Sleek granite worktops complemented by matching wall and base units, featuring a drainer sink with mixer tap and tiled splashbacks. Equipped with a five-ring gas hob and stainless steel extractor fan, integrated oven, and ample wall sockets. Includes two storage cupboards—one with space for a small fridge and freezer, and another housing the oil boiler. A uPVC window on the rear elevation brings in natural light, and a wooden glazed door provides seamless access to the conservatory.

Conservatory

12'9" x 12'1" (3.903 x 3.684)

Featuring uPVC double-glazed windows on all sides, two overhead roof windows for added natural light, double French doors opening to the rear, ample wall sockets and two double radiators.

Bedroom One

11'4" x 9'11" (3.471 x 3.036)

Includes fitted wardrobes, a uPVC double-glazed front-facing window, a double radiator and wall sockets.

Bedroom Two

11'1" x 8'11" (3.381 x 2.718)

Spacious double bedroom featuring fitted wardrobes, a double radiator, ample wall sockets, and a uPVC double-glazed window overlooking the rear elevation.

Bathroom

6'6" x 5'5" (1.989 x 1.676)

Three-piece suite featuring a low-flush WC, pedestal wash basin, and a bathtub with an overhead shower. The room includes a uPVC frosted window to the rear, floor-to-ceiling tiling, an extractor fan, laminate flooring, and a shaving point for added convenience.





Outside

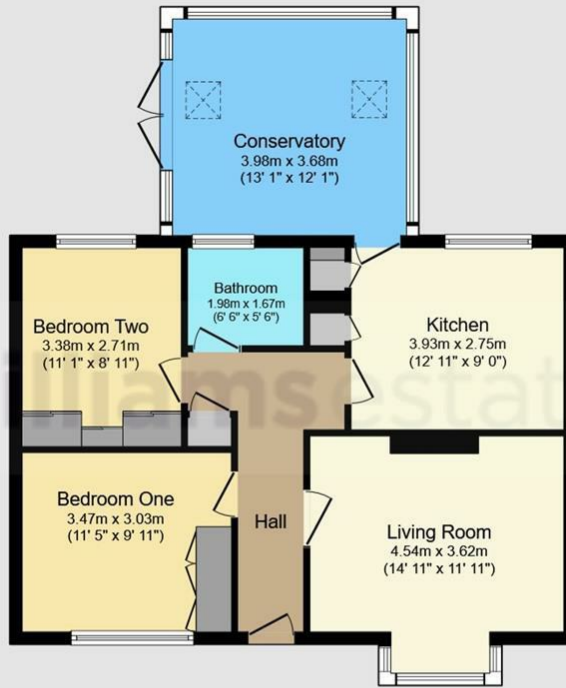
Offers off-road parking for multiple vehicles, an attached single garage, and a front garden primarily laid to lawn. The rear garden features a spacious paved area with mature shrubs and trees, enclosed by durable concrete posts and timber fencing for added privacy. The oil tank is also located within the rear garden.

Directions

Proceed out of Denbigh in the direction of Henllan. Continue past the Denbigh golf course and enter the village. Continue to the centre of the village, turning right into Bryntirion







Floor Plan

Floor area 76.8 m² (826 sq.ft.)

TOTAL: 76.8 m² (826 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		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 817417

Denbigh@williamsestates.com

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