

# williams estates



## Primrose Bank Llandyrnog, LL16 4HB

### £575,000

 5  3  4  E

**EPC - E46**

**Council Tax Band - G    Tenure - Freehold**

## SUMMARY

Video Tour Available... A well presented five bedroomed detached house, situated on a private driveway, located in the heart of Llandyrnog village. Offering spacious accommodation throughout with an open plan kitchen diner being the hub of the home. In brief the accommodation comprises of entrance hallway, lounge, kitchen & dining room, study and cloakroom. To the lower floor, master bedroom with en-suite and walk-in wardrobe, utility and second sitting room. To the first floor, four further bedrooms, one with en-suite and family bathroom. Externally a double garage, larger than average driveway for ample parking with beautiful gardens surrounding and countryside views. Viewing is highly recommended. EPC Rating E46.



## Description

Llandyrnog is a village and community in Denbighshire, Wales lying in the valley of the River Clwyd, about 3 miles from Denbigh and 5 miles from Ruthin. The village has good road links to Denbigh. The village contains the Church of St. Tynnog's, primary school and a community shop and post office in the process of being renovated.

## Accommodation

Modern composite door leads into:

### Entrance Porch

With quarry tiled flooring, hardwood door with glazed panel & window adjacent leads into:

### Hallway

A welcoming, open hallway with radiators, loft access hatch, power points, dual aspect double glazed windows to the front.

Stairs and further accommodation off.

### Lounge

23'8" x 14'11" (7.21m x 4.55m)

A spacious lounge having a feature fireplace with a marble hearth and open fire, radiators, power points, double glazed window to the rear elevation and further sliding patio door with window adjacent gives access onto the front patio.

### Kitchen/Dining Room

27'2" x 12'0" (8.28m x 3.66m)

Being the hub of the home, an open spacious kitchen & dining room.

Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink with bowl and drainer, central island with ceramic hob, integrated oven/microwave, fridge and dishwasher, wine rack, tiled splash back, oak flooring, radiators, power points, double glazed dual aspect windows to the rear and further double glazed door with glass panel leads to the rear garden.

### Study

9'10" x 7'11" (3.00m x 2.41m)

A bright study with radiator, power points, built-in shelving and double glazed window to the front elevation.

### Cloakroom

6'6" x 3'10" (1.98m x 1.17m)

Having low flush W.C, wall mounted basin with tiled splash back, radiator, tiled flooring and double glazed window to the side.

Stairs Down:





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#### Utility Room

11'10" x 9'1" (3.61m x 2.77m)

A good size utility with wall and base units and work surface over, stainless steel sink, plumbing for washing machine and other appliances, oil central heating boiler, tiled flooring, power points and double glazed window to the rear.

#### Sitting Room

14'10" x 14'5" (4.52m x 4.39m)

With dual aspect double glazed windows to the rear and side elevation, T.V point, power points, radiator and door into:

#### Rear Hall

With tiled flooring, access to the garage and master bedroom.

#### Downstairs Master Bedroom

16'7" x 15'4" (5.05m x 4.67m)

A fabulous size master with radiator, power points and double glazed window to the front.

#### Walk-in Wardrobe

10'5" x 4'2" (3.18m x 1.27m)

With ample storage space.

#### En-suite

11'6" x 6'10" (3.51m x 2.08m)

Offering fully tiled walls and flooring, low flush W.C pedestal basin, shower cubicle, panelled bath, radiator, extractor fan and double glazed window to the front.

Access to the sauna.

#### First Floor Landing

With storage cupboard, loft access hatch, power points and further accommodation off.

#### Bedroom Two

13'8" x 12'3" (4.17m x 3.73m)

Offering a variety of fitted wardrobes and dressing table space, radiator, power points and double glazed window with deep sill to the front elevation, providing stunning views over the countryside.

#### En-suite

9'8" x 5'6" (2.95m x 1.68m)

Offering a white suite with low flush W.C, pedestal basin, shower enclosure with glass privacy screen, radiator, storage cupboard, part tiled walls, tiled flooring and double glazed window to the side.

#### Bedroom Three

16'5" x 9'11" (5.00m x 3.02m)

With built-in wardrobes providing ample hanging space, radiator, power points and double glazed window to the front.



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#### Bedroom Four

12'0" x 11'0" (3.66m x 3.35m)

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

#### Bedroom Five

12'7" x 9'10" (3.84m x 3.00m)

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

#### Family Bathroom

9'4" x 6'3" (2.84m x 1.91m)

Offering a white suite with low flush W.C, panelled bath, pedestal basin, shower enclosure with inset spotlighting and glass privacy screen, radiator, part tiled walls, vinyl flooring and double glazed window to the side.

#### Garage

22'8" x 18'2" (6.91m x 5.54m)

Electric roller door, loft access hatch, hardwood door leads to the side and windows to the front and rear.

#### Outside

The property is approached via a private lane.

Offering a larger than average driveway for ample off road parking for several vehicles. Lawn area to the front with a variety of shrubs, trees and stocked borders.

Access to the double garage.

Front paved patio offering a great sunny aspect, perfect for Al-Fresco dining looking onto the countryside.

Lawn area to the side with paved pathway to a further rear lawned garden, bounded by hedging for privacy.





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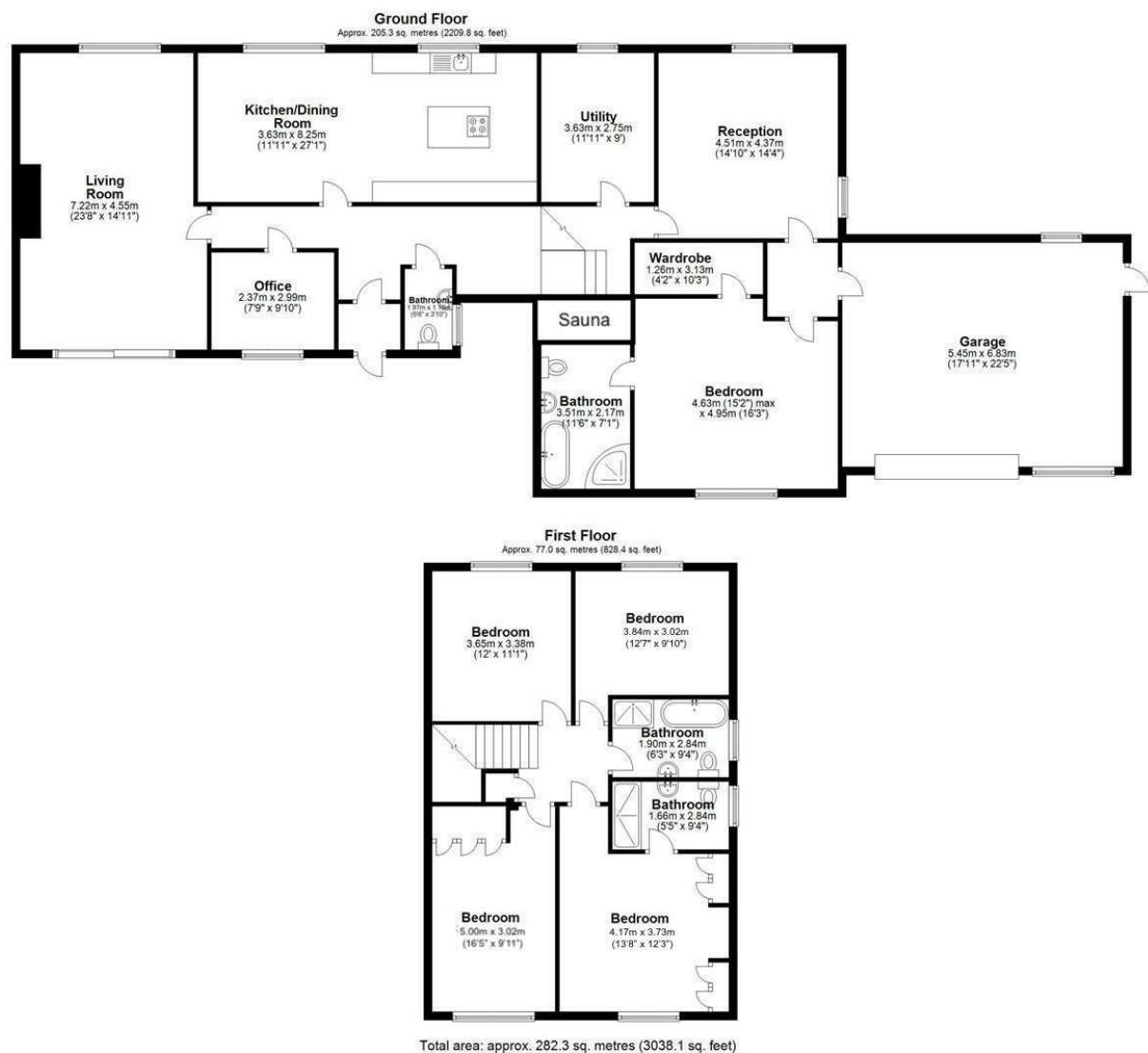
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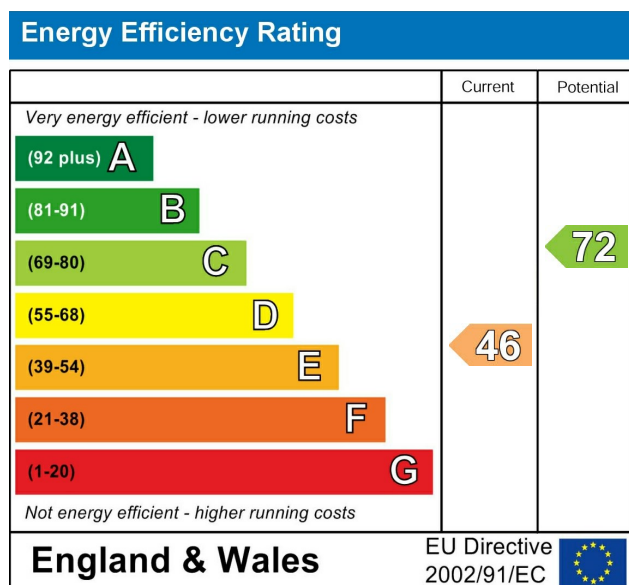
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