

williams estates



**9 Maes Clwyd, Llandyrnog, Denbigh,
Denbighshire, LL16 4HA**

£185,000

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EPC - D55

Council Tax Band - C Tenure - Freehold

SUMMARY

A recently modernised three bedroomed terraced family home in the village location of Llandyrnog. The property comprises entrance hall, living room, kitchen/diner with pantry and downstairs cloaks. To the first floor, three bedrooms and bathroom. To the outside there are front and rear sunny gardens. The property benefits from uPVC double glazing throughout. Simply Must be Viewed. EPC Rating D55.



Accommodation

uPVC double glazed door with glass panel adjacent leads into:

Hallway

With oak flooring and doors off to further accommodation.

Lounge

15'10" x 11'9" (4.85 x 3.6)

Feature fireplace with wood burning stove, oak flooring, power points, uPVC double glazed windows to the front and uPVC French doors to the rear garden.

Kitchen/Diner

15'10" x 10'2" (4.85 x 3.1)

Fitted with a range of modern wall, drawer and base units with work-surfaces over, hot point induction hob and extractor hood above, stainless steel sink with bowl and half drainer, integrated dishwasher, oven and microwave, power points, radiator, oak flooring, under stairs storage and double glazed windows to the front and rear.

Cloakroom

5'8" x 2'8" (1.73 x 0.82)

With low flush W.C, wash basin and double glazed window

Landing

Having loft hatch access, radiators and uPVC double glazed window to the rear enjoying the open views.

Bedroom One

15'0" x 10'2" (4.58 x 3.1)

Having power points, radiator and a uPVC double glazed window to the front elevation.

Bedroom Two

12'9" x 8'10" (3.9 x 2.7)

Having power points, radiator and a uPVC double glazed window to the front elevation.

Bedroom Three

9'10" x 7'0" (3.0 x 2.15)

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

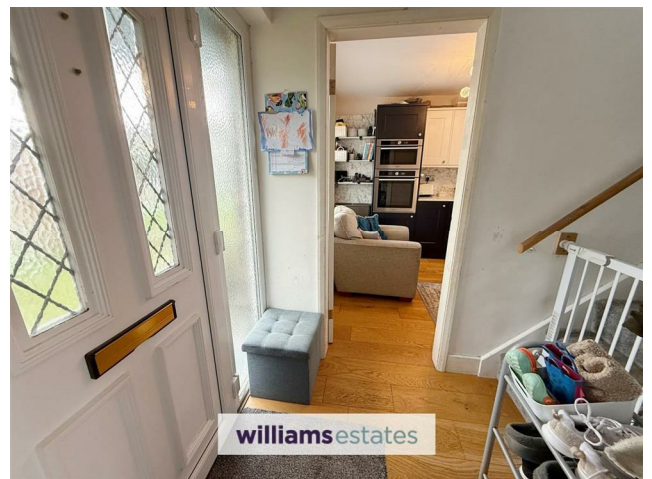
Bathroom

5'6" x 5'5" (1.7 x 1.67)

Comprising of a three piece suite being a low flush W.C., wash basin, panelled bath, part tiled walls, heated towel rail and a uPVC double glazed obscure window to the rear elevation.

Outside

The property is approached via a good size front lawned garden. Pathway leads to the front door of the



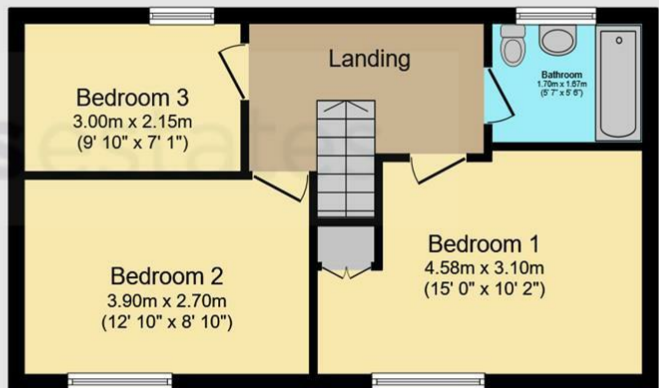
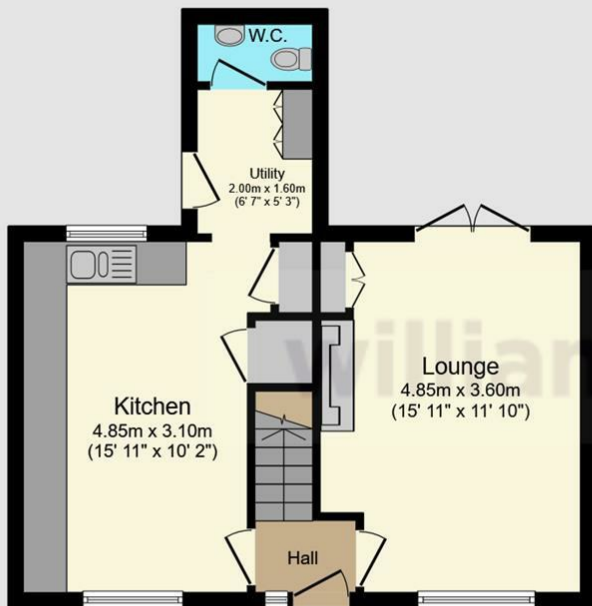


property and access to the rear.

The rear garden is mainly laid to lawn with a paved patio area, timber shed, bounded by timber fencing for privacy and open views to the countryside fields beyond







TOTAL: 83.6 m² (900 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

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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		83
(69-80) C		
(55-68) D	55	
(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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