

# williams estates



**Gwyndy Llandyrnog, Denbighshire,  
LL16 4LE**

**£600,000**

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**EPC - TBC Council Tax Band - E Tenure - Freehold**



## SUMMARY

Situated in the most delightful setting, Gwyndy lies on the outskirts of the village of Llandyrnog amongst open countryside benefiting from panoramic views of The Vale of Clwyd. Occupying a substantial plot, the property benefits from generous off road parking, mature gardens and a large single garage. Rural yet convenient Gwyndy, provides a stunning family home, the viewing of which is essential. In brief, the property comprises of reception hall, living room, garden room, kitchen & dining area, utility and cloakroom. To the first floor, galleried landing, three bedrooms and family bathroom. Further benefits include mains gas central heating and fibre broadband. EPC Rating TBC.





## Accommodation

Double glazed front door leads into:

### Reception Hall

With turned staircase off and under stairs storage, radiator, power points and tiled flooring.

### Living Room

28'6" x 14'2" (8.7m x 4.34)

Having a feature inglenook fireplace with mains gas fired log effect burner on a stone hearth, oak feature beams, radiators, power points, double glazed windows to front and rear elevations.

### Garden Room

13'9" x 10'9" (4.2 x 3.3)

With radiator, double glazed French doors leads out to the rear garden.

### Kitchen/ Breakfast Room

17'8" x 11'2" (5.4 x 3.42)

Offering a range of modern drawer, base units & shelving with Quartz work surfaces over, bowl and half drainer inset sink with mixer tap, integrated appliances; Bosch dishwasher, & fridge. Dual fuel Rangemaster cooker with matching extractor hood above with attractive tiled splash back. Continued wood effect tiled flooring, double radiator, power points, double glazed double doors lead to the rear garden and further double glazed window looks onto the rear garden with views of the Clwydian Range.

### Utility Room

9'6" x 8'6" (2.9 x 2.6)

Matching base units to the kitchen and work surfaces over, stainless steel sink, plumbing for washing machine, space for freezer, pantry with shelving, cupboard housing the 'Ideal' mains gas combination boiler.

### Cloakroom

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

### Landing

A fabulous size landing with uPVC windows to the front with stunning views, double radiator, power points, airing cupboard, Velux roof window and additional storage cupboard.

### Bedroom One

16'8" x 10'9" (5.1 x 3.3)

Having cottage style double glazed windows to the front, rear and side elevations. Radiator and power points.







### Bedroom Two

11'9" x 11'0" (3.6 x 3.37)

Having a vaulted ceiling, uPVC window overlooking Snowdonia views, double radiator, power points,

### Bedroom Three

14'2" x 8'6" (4.34 x 2.6)

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

### Family Bathroom

11'6" x 6'6" (3.53 x 2.0)

A fabulous suite with low flush W.C, deep double ended bath with mixer taps and detachable shower head, pedestal wash basin, Triton electric shower with glass enclosure, timber effect tiled flooring, half level panelling, double radiator and uPVC double glazed window to the rear.

### Outside

The property is approached via a tarmac driveway providing ample off road parking, detached garage, lawn gardens to the side, raised planters, greenhouse.

The side garden has a paved patio and mixed borders.

The rear garden has a paved patio, lawn area, mixed borders, fish pond and stunning views around.

### Directions

From our Denbigh office, Crown Lane, LL16 3AA Proceed down Vale Street, taking a right turn at the lights onto Ruthin Road (A543). upon reaching the roundabout take the second exit onto Whitchurch Road following signs for the village of Llandyrnog. As you enter the village at the roundabout take the third exit onto the B5429 into the center of the village. Continue through the village and on entering open country side take your next left onto Ffordd Goch, continue along this road for approximately half a mile where the property will be found on the right hand side.







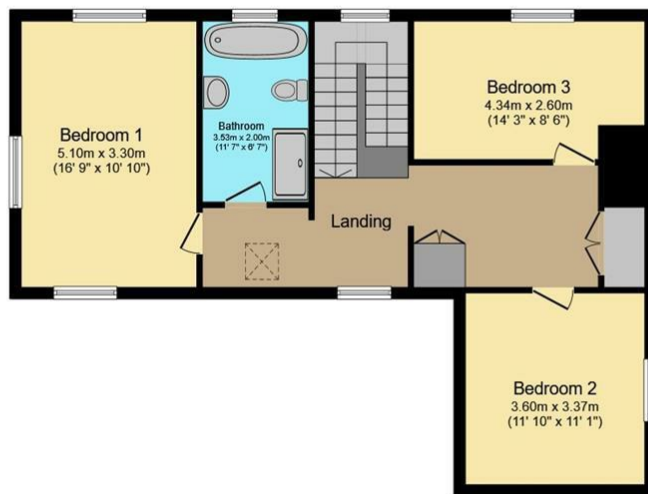












Total floor area: 160.5 sq.m. (1,727 sq.ft.)

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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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