

williams estates



**3, Plas Yn Green Mold Road, Denbigh,
Denbighshire, LL16 4BN**

£465,000



EPC - null

Council Tax Band - E Tenure - Freehold

SUMMARY

No Onward Chain! - A delightful, highly specified four bedroom barn conversion with a large enclosed garden and paddock (approx 1 acre) which boasts outstanding views over the Vale of Clwyd. Set within a private courtyard with three other barn conversions and a detached property. To the front is a Private brick paved parking for three cars. The property is situated on the outskirts of the town and is approximately 6 miles from the A55 expressway.



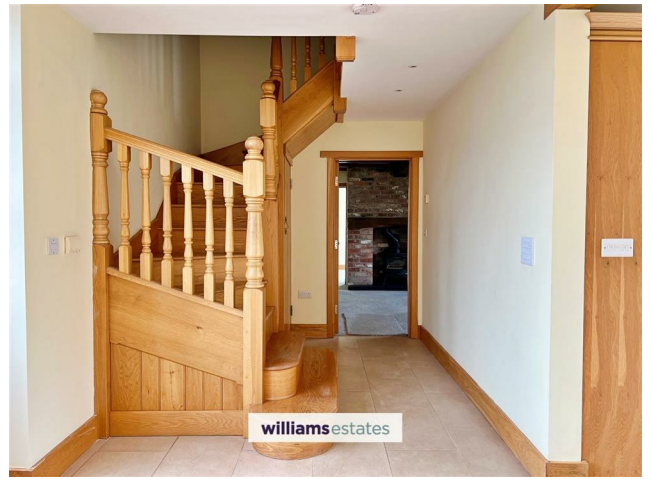
Accommodation

Timber glazed door leading into:

Dining Hall

18'2" x 17'7" (5.54m x 5.36)

A spacious room, having an impressive solid oak turned staircase giving access to first floor accommodation, under stair storage cupboard offering ample hanging and shelving space, ceramic floor tiling with under floor heating, LED lighting, alarm control panel, intercom and double glazed French doors leading out to rear garden.



Kitchen

9'4" x 10'0" (2.87m x 3.05m)

Having a luxury range of rustic oak wall and base units, with solid granite work surfaces, Belfast sink with chrome mixer tap, a range of integrated appliances and ceramic floor tiling with under floor heating.

Lounge

17'7" x 13'1" (5.36m x 3.99m)

An attractive room with reclaimed brick inglenook fireplace, oak mantle and a wood burning stove set on a slate hearth, TV Ariel point, telephone point, underfloor heating, and a window to the rear elevation. A doorway leads through to:



Garden Room

12'4" x 7'4" (3.78m x 2.26m)

Semi-vaulted ceiling with double glazed roof panels, exposed timbers and supporting beam, wall lights, TV Ariel point, telephone point, under floor heating, cupboard housing the ground source heat pump and matching double glazed French doors leading to side garden.



Landing

Having large, exposed roof timbers, feature LED suspended lights, wall lights, solid oak doors leading to all rooms.

Master Bedroom

10'11" x 11'6" (3.33 x 3.53)

Having exposed oak beams, two wall light points, TV Ariel point, telephone points, under floor heating and a double glazed window to the rear elevation with views across the surrounding countryside.

En- Suite

Having an oak vanity unit, curved shower enclosure, 5 jet shower unit, low flush WC, partial wall tiling, exposed beams, under floor heating, extractor fan and double glazed velux roof light.





Bedroom Two

11'1" x 9'1" (3.38m x 2.79m)

Having exposed beams, TV Ariel point, telephone point, under floor heating and a double glazed window to the rear elevation with views.

Bedroom Three

9'10" x 8'2" (3m x 2.49m)

Having exposed beams, TV Ariel point, telephone point, under floor heating and a double glazed window to the rear elevation with views.

Bedroom Four

9'1" x 8'9" (2.79m x 2.67m)

Having a vaulted ceiling with exposed beams, TV Ariel point, telephone point, under floor heating and a double glazed window to the front elevation.



Bathroom

Having a luxury three piece suite in white, being a low flush WC, vanity wash basin with oak cupboard beneath and an oak panelled bath with over head shower and screen. Having a vaulted ceiling, exposed beams, electricity operated roof light, extractor fan, speakers and under floor heating.

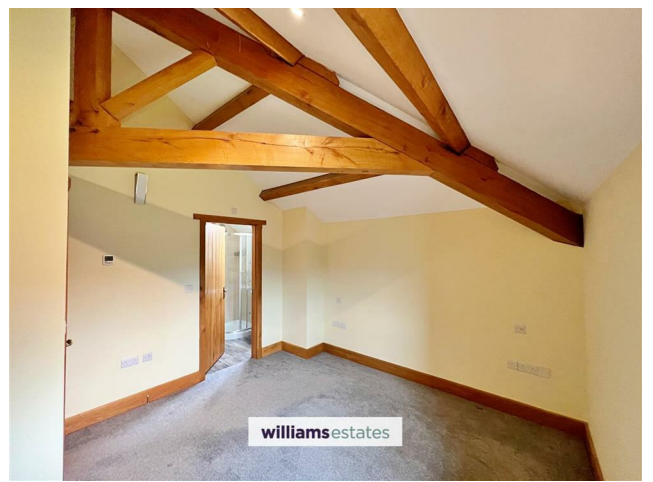
Outside

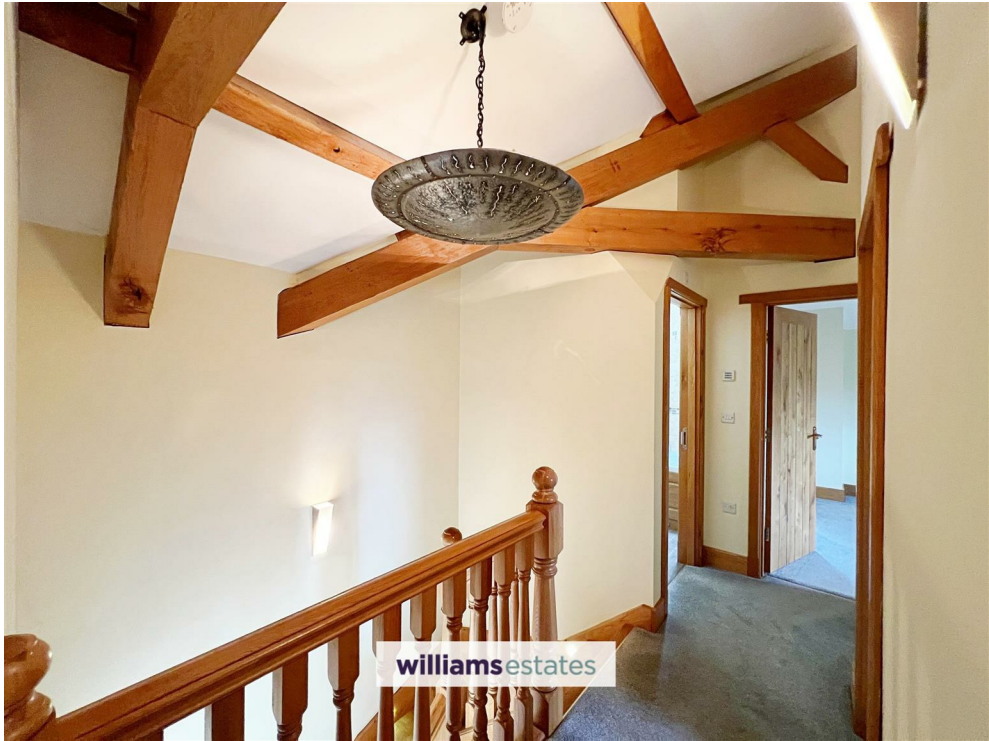
Allocated parking for three cars, large enclosed rear and side garden, bordering onto open fields with distant views. Large natural stone patio extends across the rear and side elevation of the property.

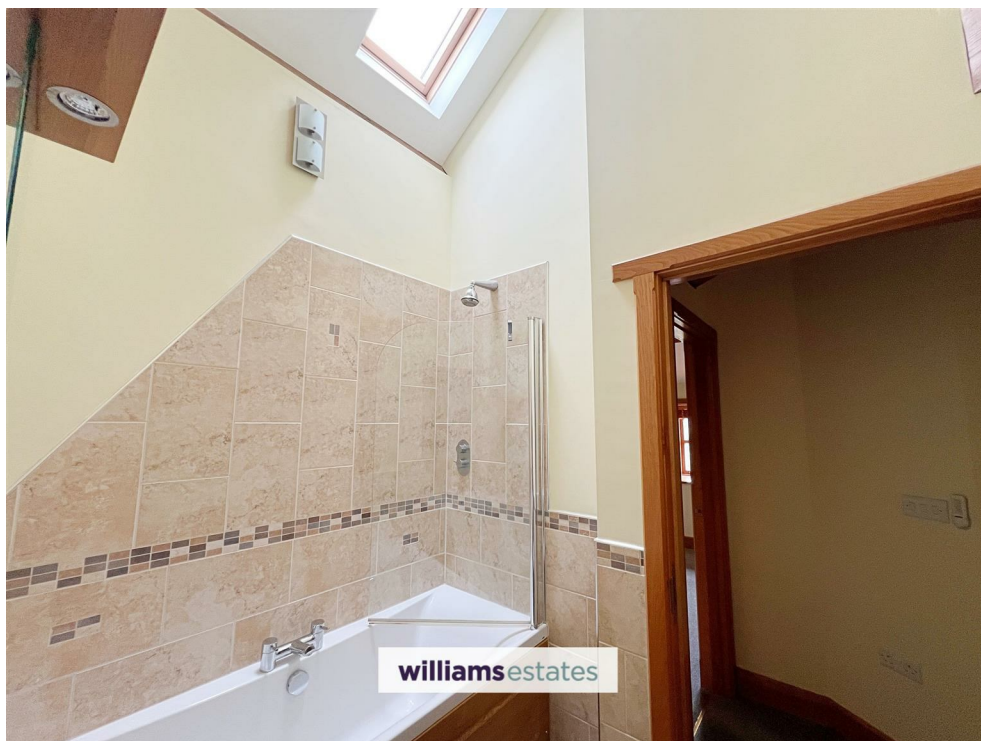
Directions

Proceed from our Denbigh office down Vale street. At the traffic lights turn left onto Rhyl road. Proceed along at the roundabout take the 2nd exit off signposted Mold/Bodfari. Continue along this road and the development can be seen on the right hand side by way of our For Sale board.









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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.