



**11 Caer Felin, Llanrhaeadr,
Denbighshire, LL16 4PR**

£290,000

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EPC - C74

Council Tax Band - E Tenure - Freehold

SUMMARY

A three-bedroom detached home situated in the picturesque village of Llanrhaeadr. Ideally located within walking distance of local amenities including Siop Y Pentre and the popular Nant Y Felin Restaurant, the property also offers convenient access to nearby towns—just 3.5 miles from Ruthin and 2.9 miles from Denbigh.

The well-appointed accommodation includes a cloakroom, living room, dining room, kitchen, utility room, and a bright conservatory. Upstairs, you'll find three generous double bedrooms and a modern family bathroom. Externally, the property benefits from off-road parking, EV charging and a private rear garden. EPC Rating C74.



Accommodation
uPVC front door into

Entrance Hall
With tiled flooring, door into cloakroom and living room.

Cloakroom
Comprising a W.C., pedestal wash hand basin, tiled from floor to ceiling and a uPVC window to the front elevation.

Living Room
14'3" x 12'1" (4.347 x 3.701)
Featuring engineered oak flooring and a stylish fireplace with an Italian marble hearth, this space also offers a uPVC double-glazed window to the front elevation, a double radiator, and a staircase leading to the first floor. A door provides access to the dining room.

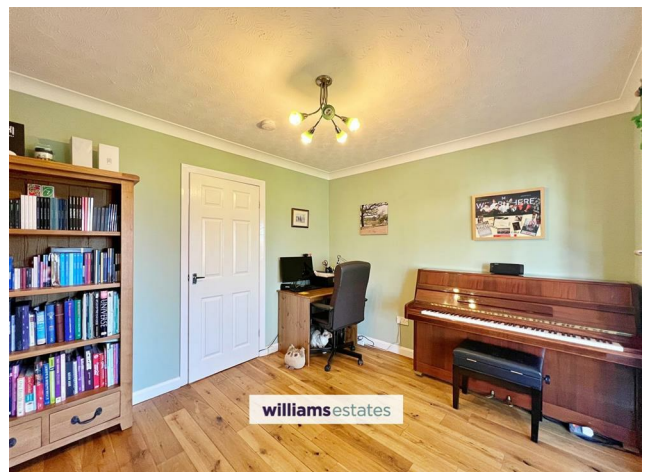
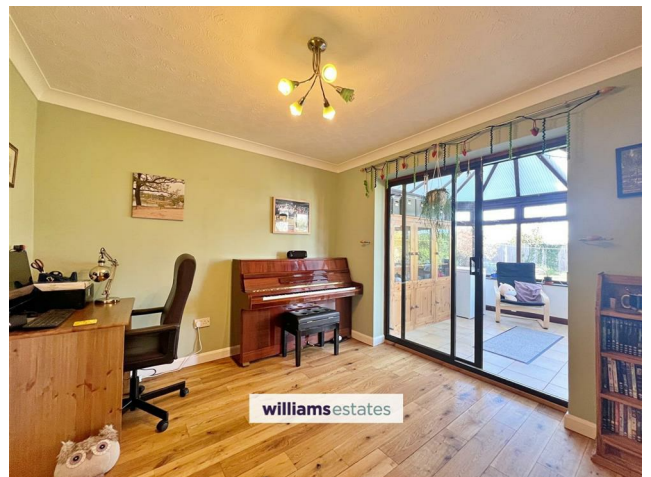
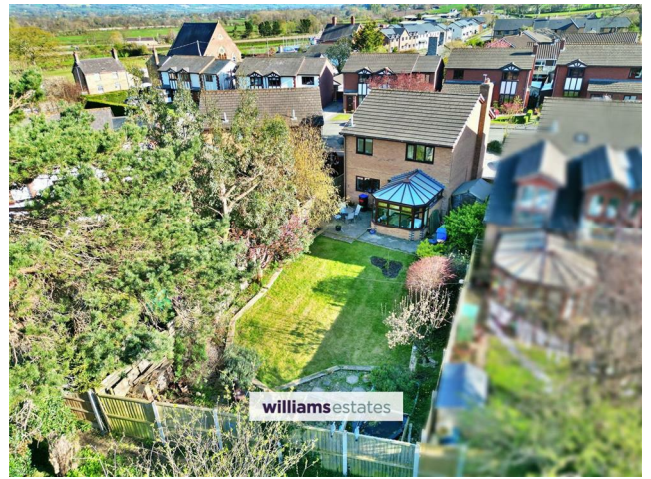
Dining Room
10'11" x 9'9" (3.344 x 2.979)
With Engineered oak flooring continuing from the living room, double radiator, and a sliding door into the conservatory.

Kitchen
9'8" x 9'9" (2.967 x 2.995)
Featuring tiled flooring and complementary worktops, this kitchen is fitted with oak wall and base units, a four-ring gas hob with extractor fan above, and a built-in fan oven below. A stainless steel sink with mixer tap and drainer sits beneath a uPVC window overlooking the rear elevation. Additional features include tiled splashbacks, space for a dining table, and a freestanding dishwasher.

Utility
8'5" x 6'8" (2.579 x 2.040)
With provisions for a washing machine and space for a tall freestanding fridge/freezer, this utility area also includes wall-mounted units, tiled flooring, a uPVC window to the side elevation, and a matching uPVC door providing external access.

Conservatory
10'2" x 9'11" (3.114 x 3.046)
Tiled flooring and surrounded by uPVC windows, this bright and airy space features double French doors that open out to the rear garden.

Landing
With doors off to all rooms and a loft access hatch.





Bedroom One

14'2" x 9'1" (4.322 x 2.783)

A double bedroom with a uPVC double glazed window to the front elevation, and a double radiator.

Bedroom Two

11'9" x 10'11" (3.595 x 3.333)

A large double bedroom with a uPVC double glazed window to the front elevation, single radiator and ample wall sockets.

Bedroom Three

12'8" x 10'1" (3.885 x 3.092)

With a uPVC double glazed window to the rear elevation and a single radiator.



Family Bathroom

8'1" x 6'9" (2.467 x 2.067)

The bathroom features tiled flooring, half-tiled walls, and full tiling around the shower area. It includes a bathtub, low flush W.C., and a vanity wash basin. A uPVC window to the rear elevation and a double radiator.

Outside

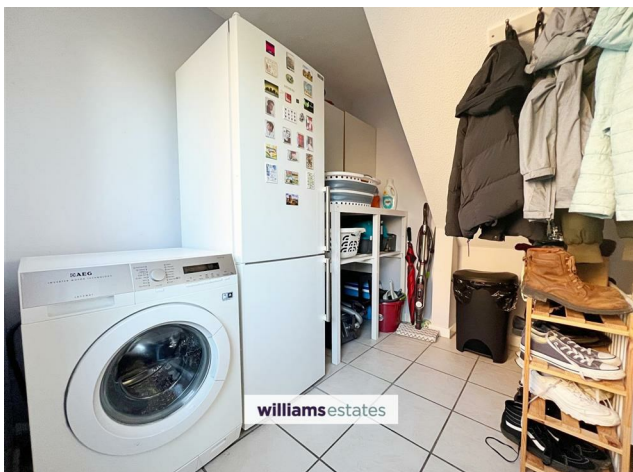
The front elevation offers a well-maintained frontage, set within a quiet residential cul-de-sac. This property also boasts solar panels on the roof for energy efficiency. A driveway provides off-road parking and leads to an integral garage with an up and over door. The low-maintenance front garden is landscaped with gravel and established greenery. And convenient side access to the rear of the property.

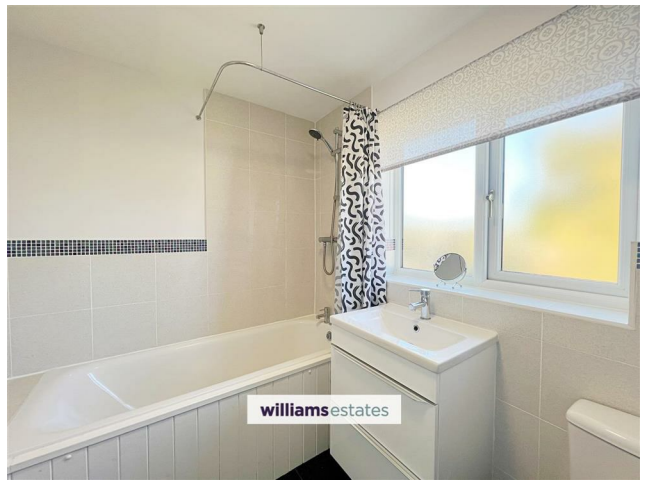
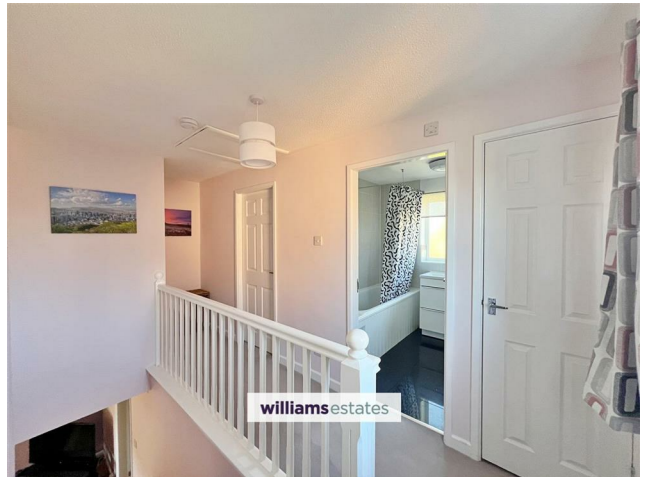
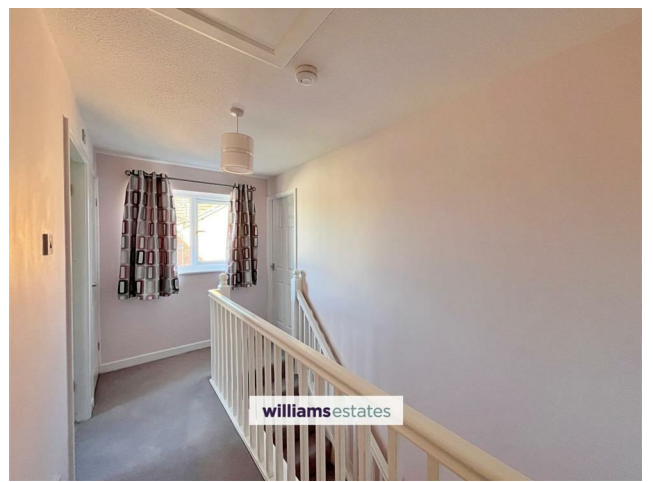


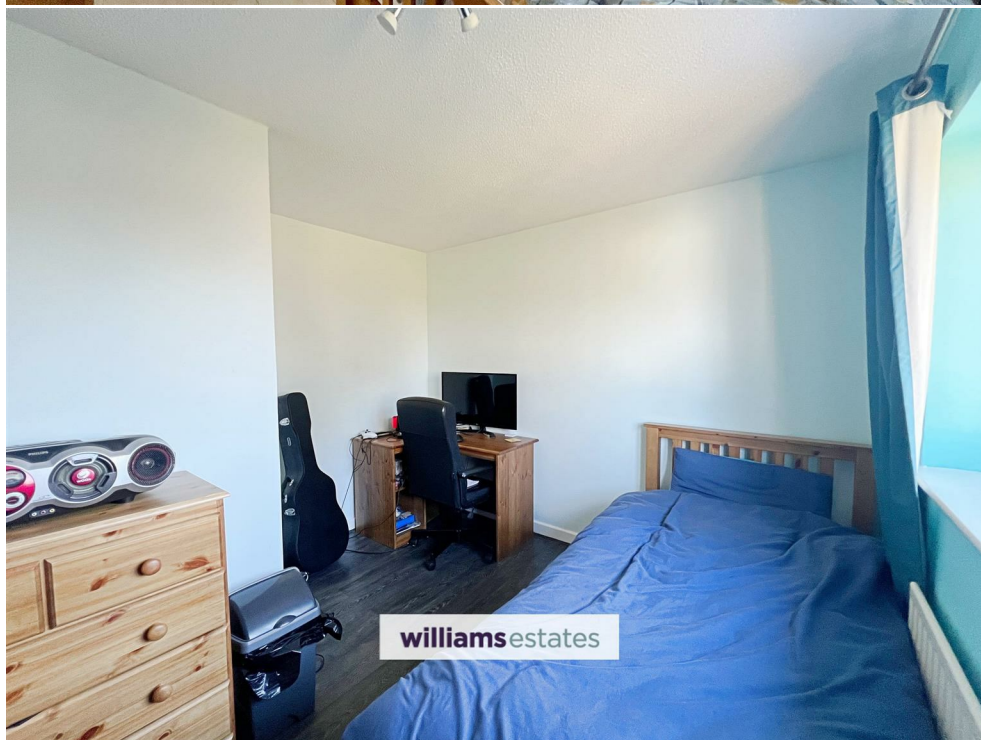
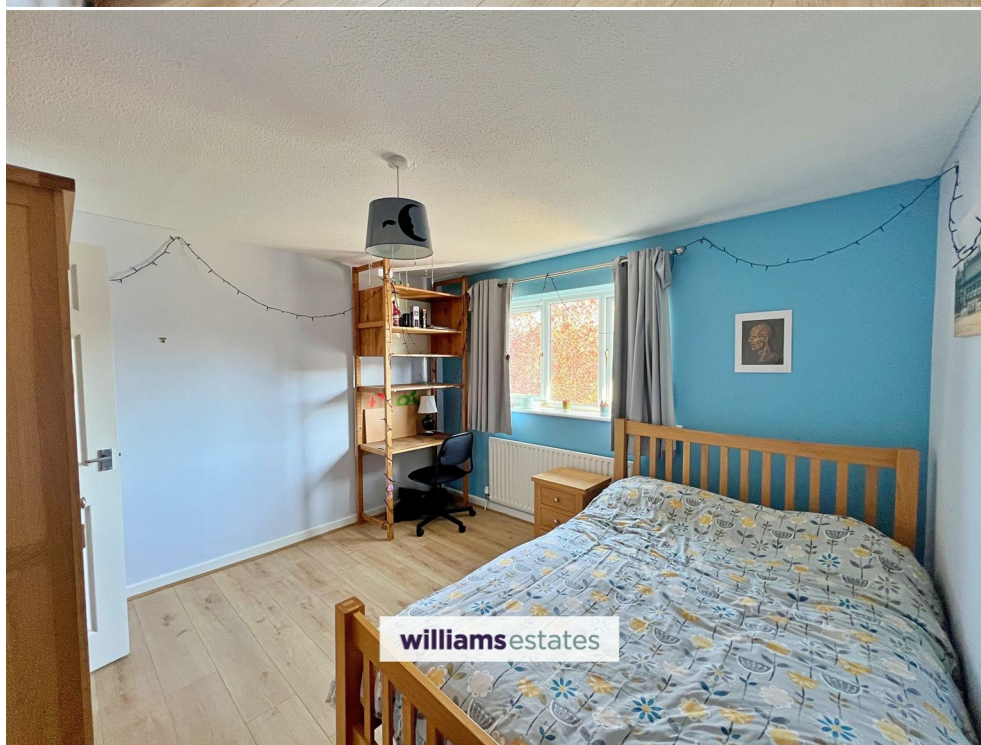
The rear garden offers a peaceful and private outdoor retreat, ideal for entertaining. A spacious lawn is bordered by mature trees, shrubs, and well-kept flowerbeds. A paved patio area provides the perfect spot for outdoor dining and leads directly from the conservatory, seamlessly blending indoor and outdoor living.

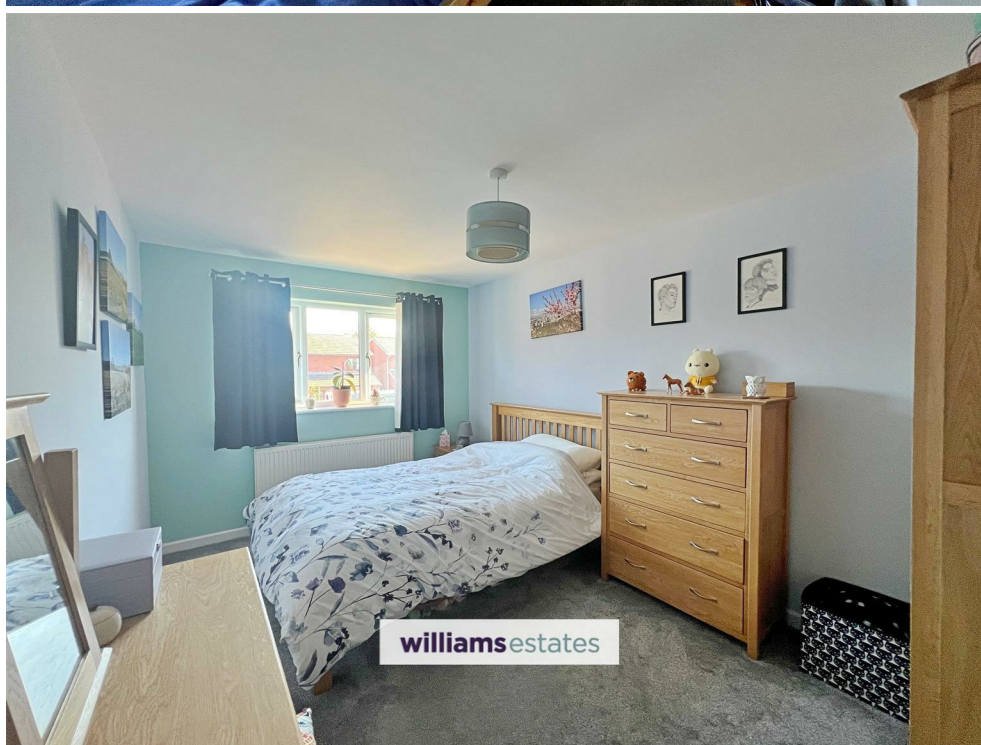
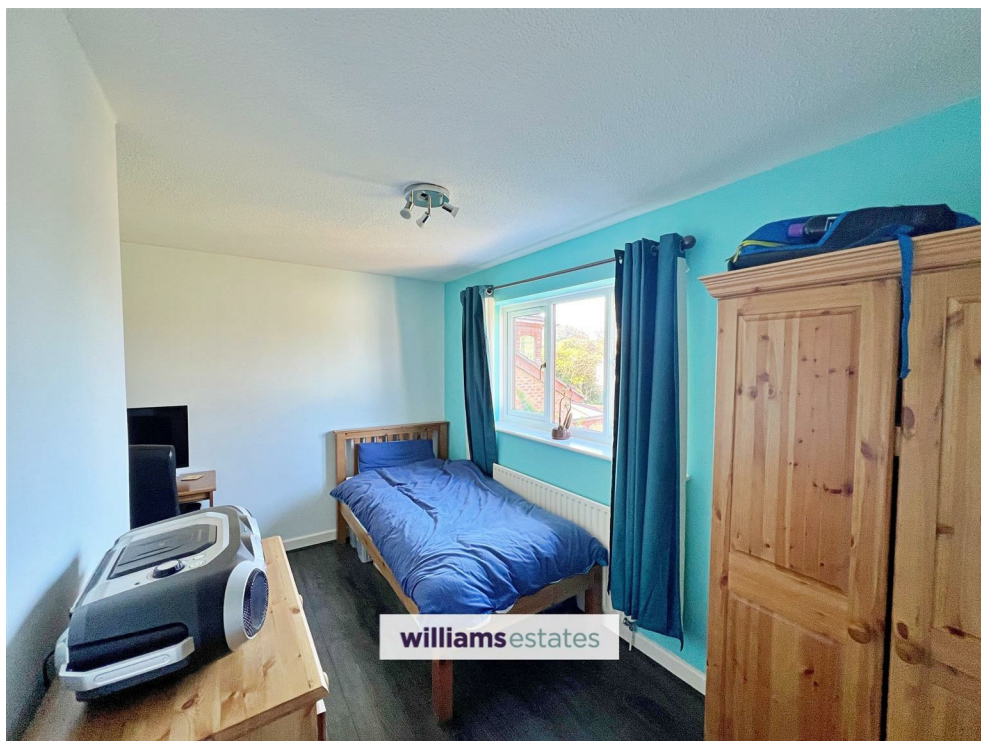
Directions

From our Williams Estates Office, continue to the bottom for vale street, and the lights, take a right onto Ruthin road, continue to the round about, and take your third exit towards Ruthin, as you come into Llanrhaeadr, pass the Nant Y Felin Restaurant on the right, and then take your first right onto 'Llys Gwilym' continue to the bottom and follow the road around, you will find the property by way of our for sale board.

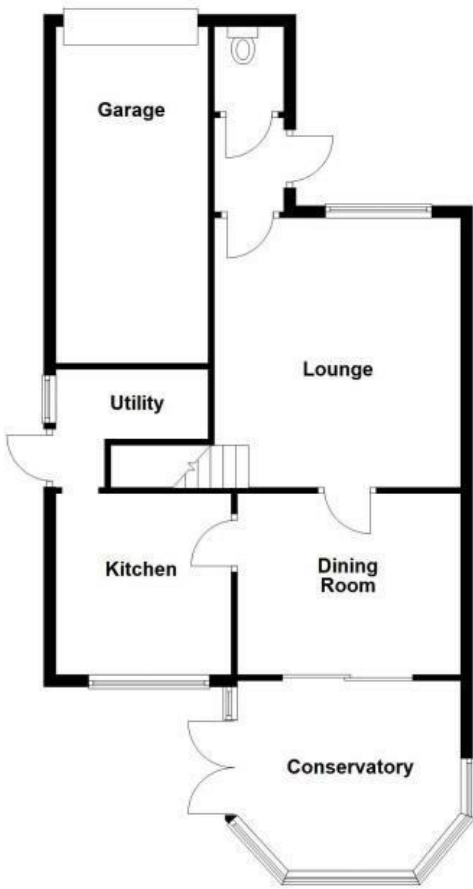




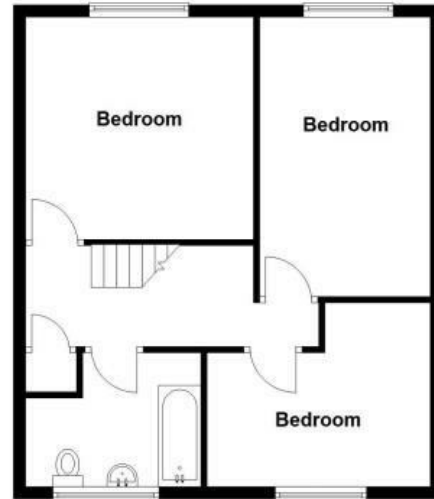




Ground Floor
Approx. 73.8 sq. metres (794.6 sq. feet)



First Floor
Approx. 52.1 sq. metres (560.6 sq. feet)



Total area: approx. 125.9 sq. metres (1355.2 sq. feet)

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		86
(69-80) C	74	
(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	

Call us on
01745 817417
Denbigh@williamsestates.com

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.