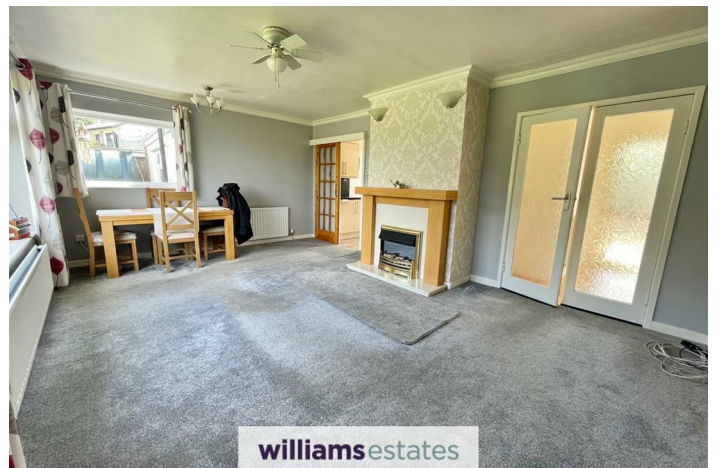




## Tree Tops Ochr Y Bryn, Henllan, LL16 5AT

**£210,000**

 2  1  1  D

**EPC - D63**

**Council Tax Band - D**

**Tenure - Freehold**



# Ochr Y Bryn, Henllan

## 2 Bedrooms - Bungalow - Detached

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

No Onward Chain!! - A Well-Presented Two-Bedroom Detached Bungalow, Situated in the charming village of Henllan. The accommodation briefly comprises an inviting entrance hallway, a spacious lounge, a well-appointed kitchen, two bedrooms, and a bathroom. The property boasts a delightful rear garden with a sunny, private aspect—perfect for relaxing or entertaining—as well as a generous front garden. Additional features include double glazing, a garage, a driveway providing ample off-road parking and solar panel for the hot water. Early viewing is highly recommended to fully appreciate all this lovely home has to offer. EPC Rating: D63.



### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT.

This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the

Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### Accommodation

uPVC obscure glazed door leads into:

#### Entrance Hallway

With radiator, power points and accommodation off.

#### Lounge

18'3" x 13'1" (5.56m x 3.99m)

A spacious lounge with feature fireplace and electric fire, radiators, power points and double glazed window to the rear and side elevations.

sliding door with obscure glass leads into:

## Kitchen

7'0" x 8'2" (2.13m x 2.49m)

Offering a range of modern, wall and base units with work surfaces over, integrated appliances include; oven, four ring induction hob with extractor fan above. Stainless steel sink, plumbing for washing machine, part tiled walls, power points and uPVC window to the front elevation.

## Inner Hallway

Off the kitchen, giving access to the garage and rear garden.

## Bedroom One

13'1" x 10'0" (3.99m x 3.05m)

Offering a range of fitted wardrobes with sliding doors, radiator, power points and uPVC window to the rear elevation.

## Bedroom Two

9'10" x 8'4" (3.00m x 2.54m)

With radiator, power points and uPVC window to the front.

## Bathroom

6'2" x 5'4" (1.88m x 1.63m)

A white fitted suite with low flush W.C, vanity unit and basin, panelled bath with shower over and uPVC obscure glazed window.

## Garage

16'0" x 9'6" (4.88m x 2.90m)

With a rolling electric door, power and lighting providing ample storage space.

## Outside

The property is approached via a good size driveway for ample off road parking and access to the garage via an electric door.

The front garden offers a spacious area of Golden gravel, mixed borders, access to the rear garden via a side gate and bounded by stone walling.

The rear garden is a fabulous size with a raised paved patio area and timber shed, steps down onto a good size lawn garden with a range of mixed borders, pond, shrubs, greenhouse, summer house, bounded by brick walls and timber fencing for a private aspect overlooking the stunning views.

## Directions

Proceed from our Denbigh office, LL16 3AA

Turn right onto High St/A543

Continue to follow A543

At the roundabout, take the 2nd exit onto Henllan St/B5382

Continue to follow B5382

Sharp left onto Ochr-Y-Bryn

Destination will be on the left.







### Floor Plan

Floor area 77.6 sq.m. (835 sq.ft.)

Total floor area: 77.6 sq.m. (835 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](http://www.Propertybox.io)

**williams**  
estates

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>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
|                                             | 63                         | 82        |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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.

**williams**estates

Call us on  
01745 817417  
[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)