



Tree Tops Ochr Y Bryn, Henllan, LL16 5AT

£265,000

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EPC - D63 Council Tax Band - D Tenure - Freehold

Ochr Y Bryn, Henllan

2 Bedrooms - Bungalow - Detached

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.



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.





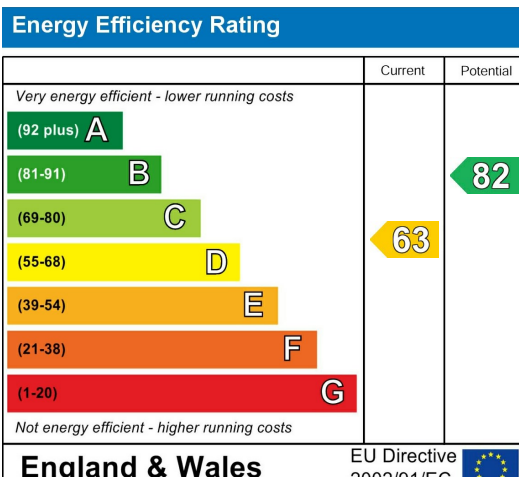
Floor Plan
Floor area 77.6 sq.m. (835 sq.ft.)

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

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