



**39 Glasfryn, Henllan, Denbigh,
Denbighshire, LL16 5AQ**

£200,000

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EPC - D61

Council Tax Band - C Tenure - Freehold

SUMMARY

****NO CHAIN**** - A spacious two bedroom bungalow located in the village of Henllan. Located just 2.5 miles from Denbigh Town. Benefiting from ample off road parking, a large garage, good size enclosed rear garden with decking area and double glazing. The accommodation affords, entrance hall, living room, kitchen, dining area, conservatory, integral garage, two bedrooms and a shower room. Viewing is highly recommended. EPC Rating - TBC



Accommodation

uPVC glazed door leading into

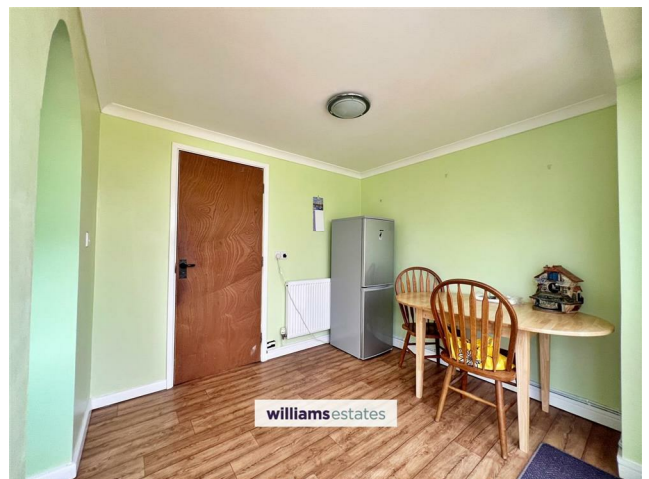
Entrance Hall

With doors off to all rooms, three recessed storage cupboards and a single radiator.

Living Room

17'5" x 11'5" (5.31 x 3.5)

Providing a uPVC double glazed window to the front elevation, bright and spacious, log burning stove, a double radiator, wall sockets and a door leading into the kitchen.



Kitchen

11'7" x 9'2" (3.55 x 2.8)

Bright and spacious kitchen, with complimentary worktops, matching wall and base units, void for a cooker, void for small fridge, provisions for a washing machine, stainless steel sink with mixer tap over, tiled splash backs, a uPVC double glazed window overlooking the garden, double radiator and an opening into



Dining Area

9'0" x 9'2" (2.76 x 2.8)

Space for dining table, space for tall standing fridge/freezer, double radiator, uPVC sliding doors leading into the conservatory and an integral door into the garage.

Conservatory

9'10" x 9'10" (3.02 x 3.00)

Laminate flooring, double radiator and uPVC windows surround with a uPVC French door leading to the decking area.



Bedroom One

13'0" x 10'2" (3.97 x 3.1)

Double bedroom with a uPVC double glazed window looking over the rear elevation and a single radiator.

Bedroom Two

12'3" x 9'6" (3.74 x 2.92)

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

Shower room

8'11" x 5'2" (2.73 x 1.6)

Wet room, providing a low flush W.C., pedestal wash basin, walk in shower enclosure, tiled from floor to ceiling, loft access hatch, and all mounted towel rail, and a uPVC obscure window to the rear.





Garage

19'5" x 10'7" (5.93 x 3.25)

Step down into the garage, high ceilings, concrete floor, worktops, electric, power points, a uPVC obscure door leading to the front and an up and over door.

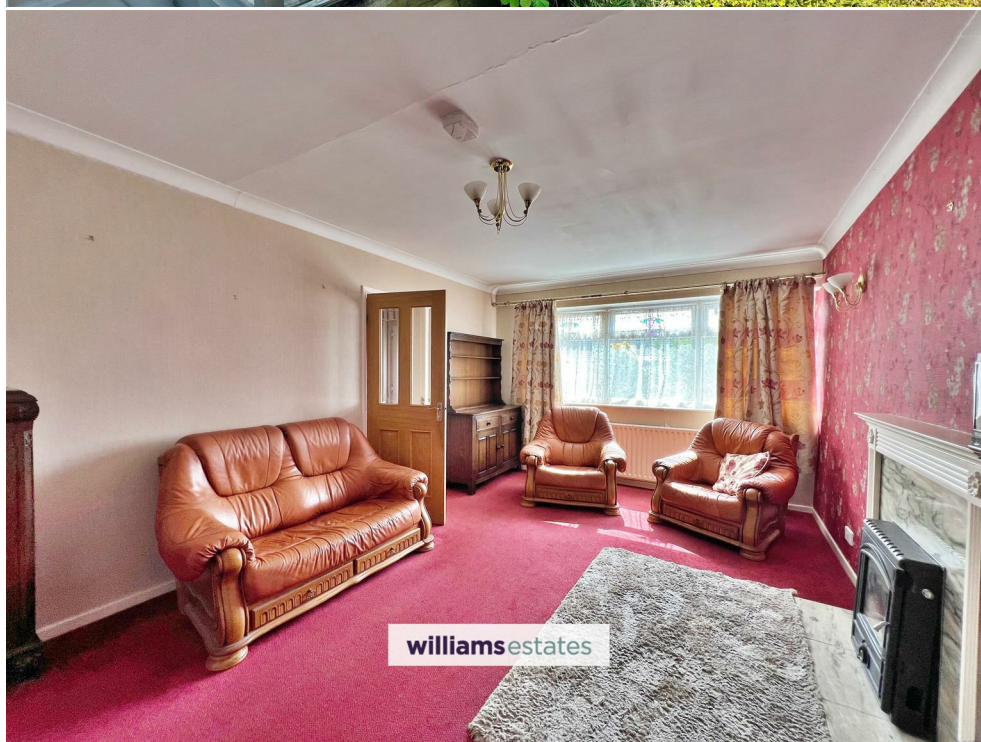
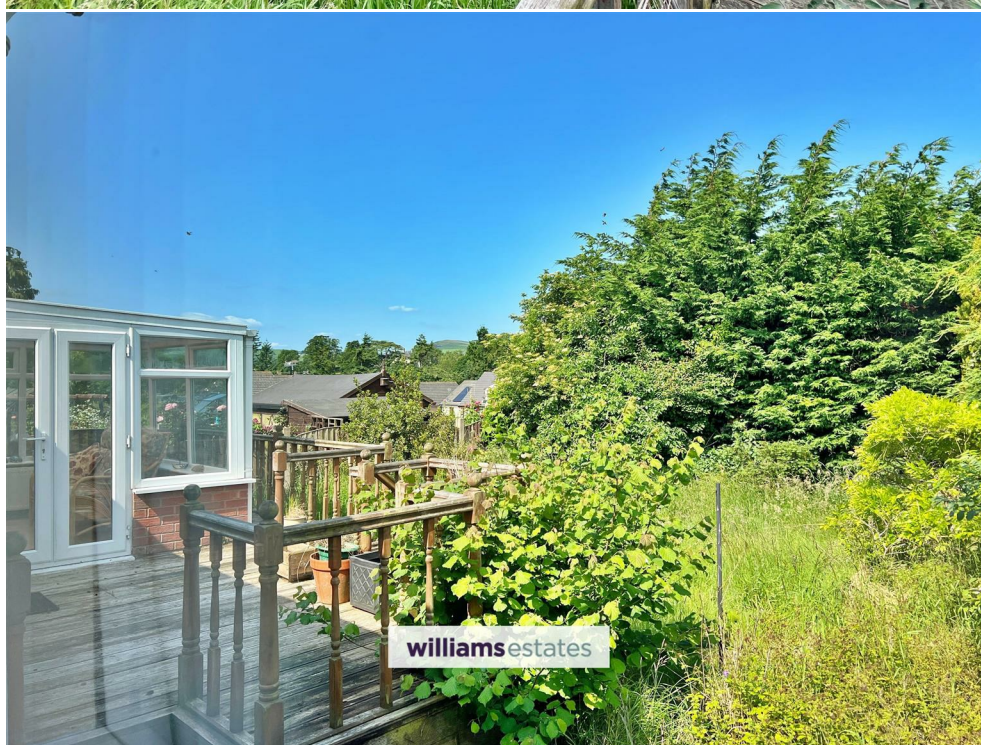
Outside

The rear garden features a spacious raised timber deck, perfect for relaxing or entertaining, with balustraded railings and multiple access points.

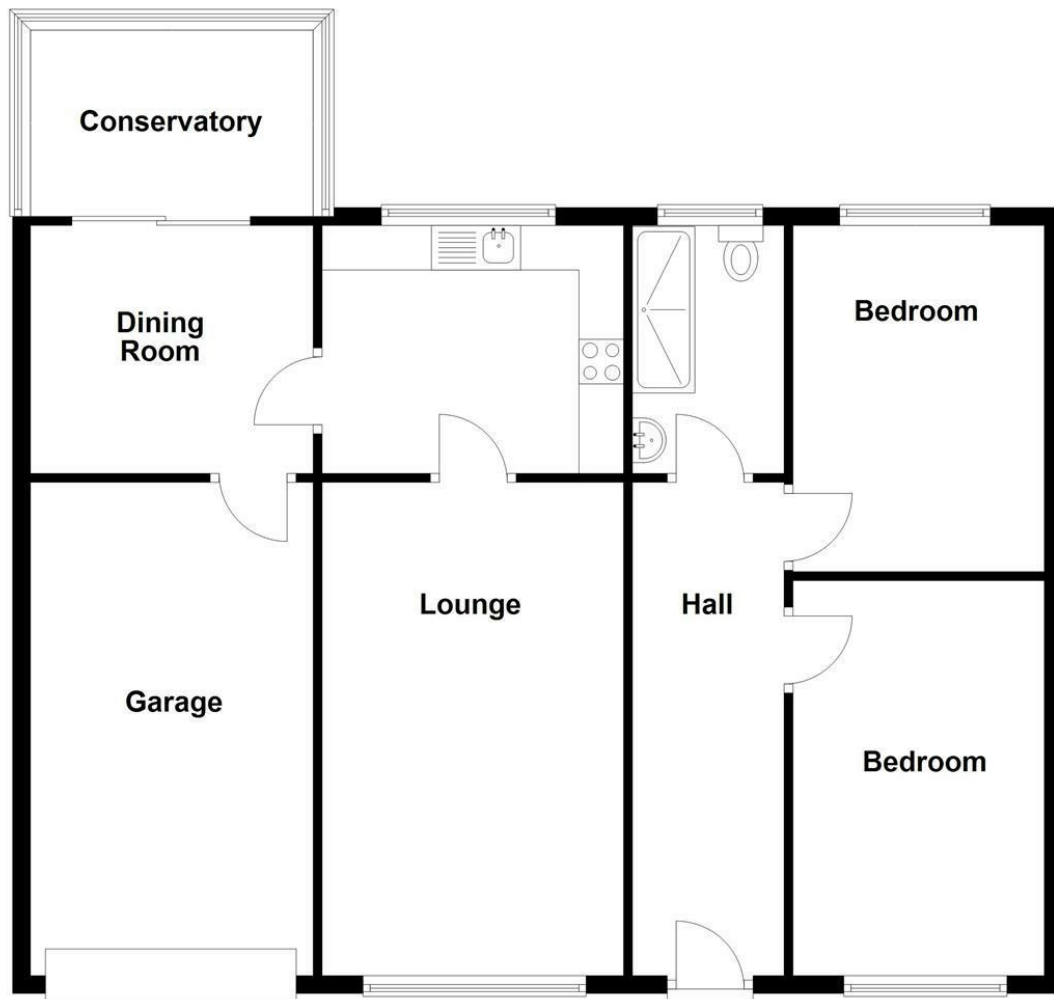
Beyond the deck lies a lush, tree-lined garden with established shrubs and mature evergreens offering excellent privacy and a quiet atmosphere, while a timber fence encloses the space.







Ground Floor



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		73
(55-68) D	61	
(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.