



**Dol Hyffryd The Green, Denbigh,
Denbighshire, LL16 5TL**

£510,000

 4  3  2  E

EPC - E54 Council Tax Band - E Tenure - Freehold

The Green, Denbigh

4 Bedrooms - House - Detached

This four bedroom detached residence, is located in the heart of the vale, providing a short drive into the Medieval Town Of Denbigh, short drive to St. Asaph, which provides access to the A55, with links to Chester, Liverpool, Conwy and beyond. The accommodation comprises, open plan living / dining area, sitting room, kitchen / diner, utility, cloakroom, four double bedrooms, master bedroom having a walk in wardrobe and potential en-suite, bedroom two having en-suite, family bathroom, double garage, wrap around gardens with a beautiful view of the Clwydian range. Further benefits include fibre broadband. EPC Rating - 54E



Accommodation

uPVC door leading into

Living / Dining Area

A bright and spacious open-plan living area featuring herringbone flooring with underfloor heating and multiple large windows that flood the space with natural light. At the front, a bay window and adjacent double-glazed window offer a view of the front garden, while a side uPVC picture window to the side and a large bay window. To the rear, a uPVC bifolding door opens onto the patio, perfect for indoor-outdoor living. The space also includes a dedicated area for a dining table and a fireplace, adding warmth and character. Stairs lead to the first floor, with doors providing access to the sitting room and kitchen.

Sitting Room

14'4" x 12'0" (4.39 x 3.66)

Original herringbone flooring with under floor heating, feature fireplace, a uPVC bay window to the front elevation with an opening into another sitting room / office / games room.

Second Sitting Room

8'9" x 13'1" (2.67 x 3.99)

With radiator, power points and uPVC double glazed window to the front, side and rear elevation.

Kitchen / Diner

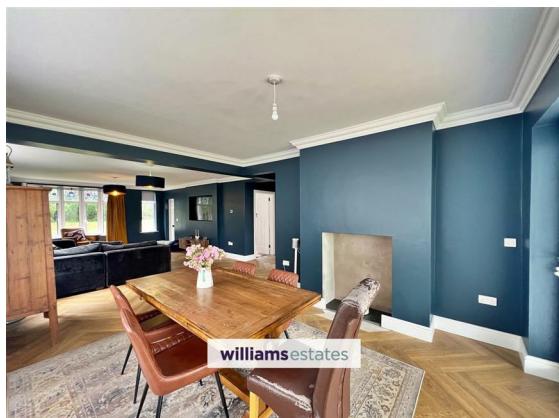
17'10" x 14'4" (5.44 x 4.39)

A bright and generously proportioned kitchen, featuring a uPVC double-glazed window to the rear and two additional side windows that fill the space with natural light. The kitchen is fitted with complementary worktops and matching wall and base units. It includes an integrated fridge/freezer, built-in oven, and a five-ring gas hob with a stainless steel extractor hood above. A stainless steel sink with mixer tap sits beneath a tiled splashback, and ample wall sockets provide convenient power access. Additional features include a breakfast bar, a spacious walk-in pantry cupboard, a double radiator, and a door leading to the adjacent room.

Utility Room

9'4" x 6'9" (2.87 x 2.08)

With original tiled floors, partially tiled walls, gas boiler, a uPVC obscure window to the side, a uPVC door leading to the rear and a uPVC door leading to the front, worktops with a stainless steel drainer sink with mixer tap over, base units beneath, plumbing for washing machine and room of dryer, a further uPVC obscure window to the side and door leading into:



W.C.

6'3" x 2'9" (1.93 x 0.84)

Low flush W.C., wall hung wash basin, tiled from floor to ceiling and a uPVC window to the side.

Landing

With a turned staircase with feature window overlooking the rear garden and the Clwydian Range, doors off to all rooms and a double radiator.

Bedroom One

14'4" x 14'4" (4.39 x 4.37)

With a corridor splitting off a walk in wardrobe with potential en - suite, loft access hatch, double radiator, opening into bedroom, is a bright and spacious double bedroom with a bay window to the front elevation with additional uPVC double glazed windows to the front, and a circular picture window to the side, double radiator and wall sockets.

Walk In Wardrobe

Potential En-Suite

Bedroom Two

14'4" x 12'0" (4.37 x 3.66)

Double bedroom with a uPVC bay window to the front elevation, double radiator, and en-suite off.

Bedroom Two En-Suite

With a low flush W.C., vanity wash basin, walk in shower enclosure and recessed downlights.

Bedroom Three

10'2" x 10'2" (3.12 x 3.10)

Double bedroom with a uPVC bay window to the side elevation overlooking the nearby fields and views beyond of the clwydian range, light and airy, double radiator and wall sockets.

Bedroom Four

10'11" x 8'0" (3.33 x 2.46)

Currently utilised as an office, double bedroom with a uPVC window to the side elevation, double radiator and wall sockets.

Bathroom

8'2" x 7'6" (2.49 x 2.31)

Comprising a low flush W.C., bath tub with shower overhead, vanity wash basin, partially tiled and three uPVC windows.

Outside

The property is approached by a long tarmacadam driveway for ample off road parking, laid to lawn area with a mixture of trees and shrubs and side access to both sides to the rear.

The rear of the property is mostly laid to lawn with a mixture of shrubs and trees, greenhouse, patio area mixture of shrubs and trees, greenhouse, patio area to the rear and side and timber shed, bounded by fencing and hedging for a private aspect.

Directions

From the Denbigh office proceed down Vale Street and turn left at the traffic lights onto Rhyl Road. Follow this road to the roundabout on the outskirts of the town and take the second exit onto A525 St Asaph/Rhyl Road. Follow this road along and the property can be found on the right hand side with sight of our for sale board.





Ground Floor
Floor area 110.3 sq.m. (1,187 sq.ft.)



First Floor
Floor area 95.5 sq.m. (1,028 sq.ft.)

Total floor area: 205.8 sq.m. (2,215 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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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.

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