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**17 Parc Tyn Llan, Llandyrnog, Denbigh,
LL16 4HX**

£479,950

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EPC - D59

Council Tax Band - G Tenure - Freehold

SUMMARY

This beautifully presented four-bedroom detached property offers spacious and versatile accommodation ideal for modern family living. Nestled in a sought-after semi-rural location with far-reaching countryside views, the home combines style, comfort, and practicality throughout.

Upon entering, a light-filled entrance hall, leading to a convenient cloakroom space - perfect for a home office. A spacious lounge, an impressive kitchen/diner being the heart of the home, ideal for entertaining.

A practical utility room and a downstairs cloakroom complete the ground floor.

To the first floor, the master bedroom benefits from an en-suite shower room, as does the well-proportioned second bedroom. Two further bedrooms offer ample space and a modern family bathroom. Externally, the property boasts a private driveway, garage, and well-maintained gardens to both front and rear with countryside views.

Viewing is highly recommended. EPC Rating D59.



Accommodation

Modern composite front door with panelling leads into:

Entrance Hall

10'8" x 9'7" (3.25m x 2.92m)

A welcoming hall with slate tiled flooring, radiator, power points and under stairs storage.

Cloakroom/Office Space

11'0" x 4'11" (3.35m x 1.50m)

A great space for office use or cloakroom with continued tiled flooring, radiator, power points and double glazed window to the front elevation.

Lounge

17'2" x 16'9" (5.23m x 5.11m)

With oak flooring, feature fireplace, radiator, power points, built-in bookshelves and double glazed window to the rear.

Snug

11'11" x 9'9" (3.63m x 2.97m)

Oak flooring, radiator, power points, inset spotlighting and double glazed window to the front.

Kitchen/Diner

18'7" x 12'5" (5.66m x 3.78m)

A beautifully presented open-plan kitchen and dining area, designed with both style and functionality. Flooded with natural light from the window and large French doors, opening out to a well-maintained garden patio—perfect for alfresco dining. Equipped with high-gloss cabinetry, integrated appliances, and a contemporary tiled backsplash. A stainless steel cooker hood and five ring gas hob. Bowl and half drainer sink with mixer tap, radiator, power points, tiled flooring and inset spotlighting.

Utility Room

10'1" x 6'9" (3.07m x 2.06m)

Matching the kitchen, high gloss units with work surfaces over, stainless steel sink, plumbing for washing machine and dryer, part tiled walls, power points, two storage cupboards, one housing the boiler. Double glazed window to the side elevation and uPVC door gives access to the covered side patio.

Cloakroom

4'10" x 3'4" (1.47m x 1.02m)

Low flush W.C, pedestal basin, radiator and tiled flooring.

Landing

The generous first-floor landing offers a classic wooden balustrade, radiator, power points and storage cupboard.





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Master Bedroom

15'5" x 14'4" (4.70m x 4.37m)
(23'6" maximum length)

This delightful master bedroom, filled with natural light offers a double glazed window, recessed lighting, walk in wardrobes, radiator, power points. An adjoining ensuite shower room adds privacy and convenience, making this an ideal master bedroom.

Master En-suite

7'9" x 7'5" (2.36m x 2.26m)

A modern ensuite offering an enclosed shower cubicle, contemporary vanity unit combining an integrated WC and basin. Part-tiled walls and complementary flooring.

Bedroom Two

16'6" x 12'2" (5.03m x 3.71m)

A spacious second bedrooms with fitted wardrobes, radiator, power points and double glazed window to the rear providing stunning views.

En-suite

9'8" x 6'10" (2.95m x 2.08m)

A modern ensuite offering an enclosed shower cubicle, contemporary vanity unit combining an integrated WC and basin. Part-tiled walls and double glazed obscure window.



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Bedroom Three

14'4" x 9'9" (4.37m x 2.97m)

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

Bedroom Four

12'3" x 9'4" (3.73m x 2.84m)

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

Family Bathroom

8'8" x 7'2" (2.64m x 2.18m)

A fabulous size family bathroom with shower cubicle, panelled bath, low flush W.C, pedestal basin, part tiled walls and double glazed obscure window to the rear.



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Outside

The property is approached via a generous driveway offering ample off-road parking for multiple vehicles, all enclosed by timber fencing and mature hedging to ensure privacy.

A neatly maintained lawn wraps around the front and side of the property, with gated access leading to the rear garden.

To the rear, the garden enjoys a private and sunny aspect—ideal for outdoor entertaining. A spacious paved patio provides the perfect spot for seating or alfresco dining, complemented by a well-sized lawn and a variety of established shrubs, all enclosed by timber fencing for a secure and tranquil setting.

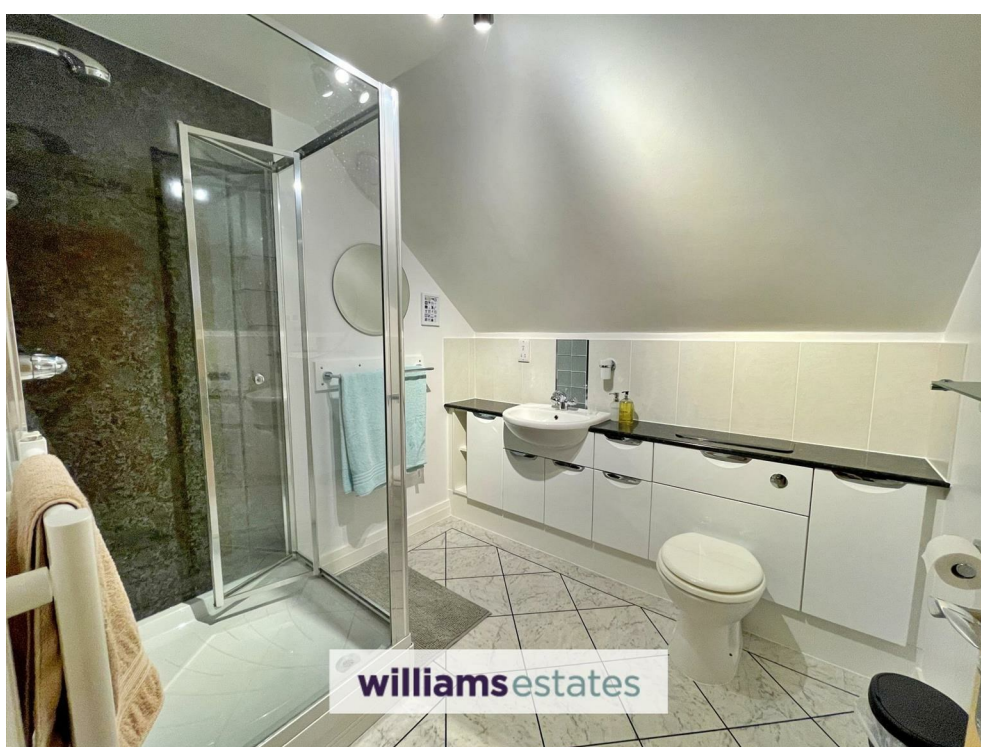
Garage

With an up and over electric door, power, lighting and door leading to the side patio.

Directions

From our Williams Estates Branch in Denbigh, continue to the bottom of vale street, at the traffic lights take a right onto Ruthin Road, continue to the round about and take your second exit onto Whitchurch Road, continue until you reach the round about in Llandyrnog, take your third exit into the village and continue for roughly 800m, take the turning on your right, sign posted Parc Tyn Llan.







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Ground Floor



First Floor

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(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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