



**5 Llwyn Gibwst, Llansannan, Denbigh,  
Conwy, LL16 5HQ**

**£325,000**

 4  2  2  E

**EPC - E42**

**Council Tax Band - E Tenure - Freehold**



# SUMMARY

Nestled in the tranquil countryside of Llansannan, this detached house offers a perfect blend of comfort and rural living. With five spacious bedrooms, this property is ideal for families seeking a peaceful retreat away from the hustle and bustle of city life.

Upon entering, you will find a welcoming entrance hall, with a large kitchen/diner leading into a spacious living area. The layout is thoughtfully designed to create a warm and welcoming atmosphere throughout the home.

Set in a quiet location, this property boasts off-road parking, making it easy for you and your guests to come and go without the worry of street parking. The front and rear gardens offer delightful outdoor spaces, perfect for enjoying the fresh air, gardening, or simply unwinding in the serene surroundings.

This home is not just a property; it is a lifestyle choice for those who appreciate the beauty of rural living while still enjoying the comforts of modern amenities. If you are looking for a spacious family home in a picturesque setting, this delightful house in Llansannan is certainly worth considering.





## Accommodation

### Entrance Porch

5'10" x 4'4" (1.794 x 1.326)

### Entrance Hall

13'11" x 8'2" (4.262 x 2.512)

### Kitchen/Diner

17'1" x 11'10" (5.229 x 3.614)

### Utility Room

11'1" x 5'6" (3.395 x 1.699)

### Living Room

17'1" x 12'0" (5.224 x 3.662)

### Downstairs Bedroom

14'3" x 10'0" (4.366 x 3.051)

### Downstairs Bathroom

12'8" x 5'8" (3.872 x 1.728)

### Landing

### Bedroom One

14'3" x 10'0" (4.355 x 3.060)

### Bedroom Two

7'9" x 9'7" (2.379 x 2.936)

### Bedroom Three

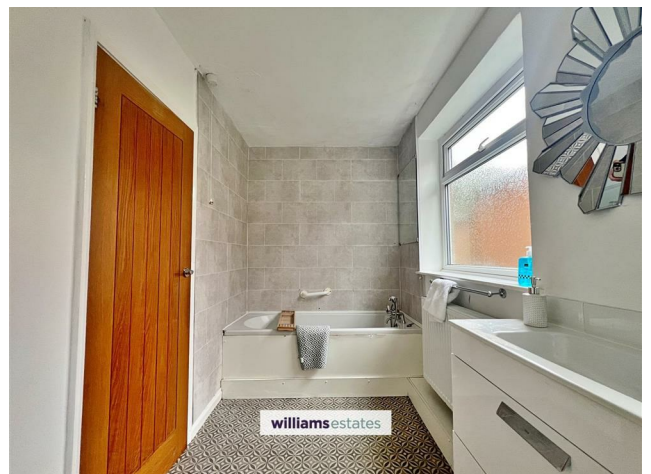
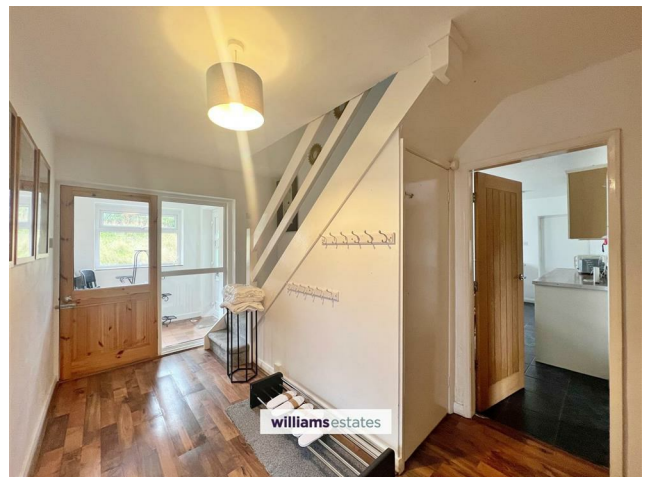
10'1" x 7'10" (3.093 x 2.400)

### Bedroom Four

12'1" x 7'6" (3.687 x 2.293)

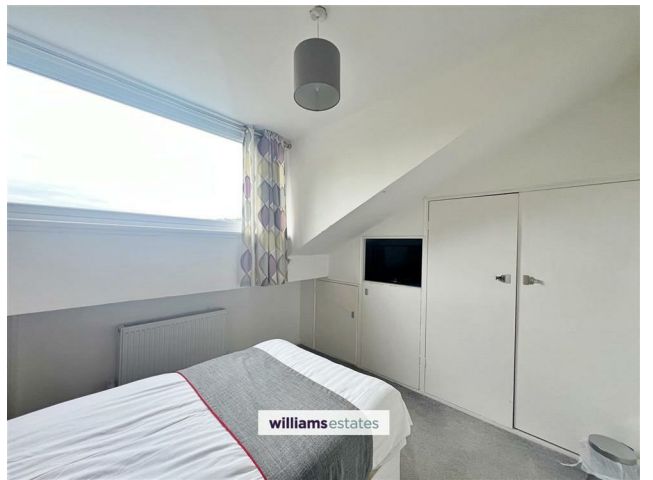
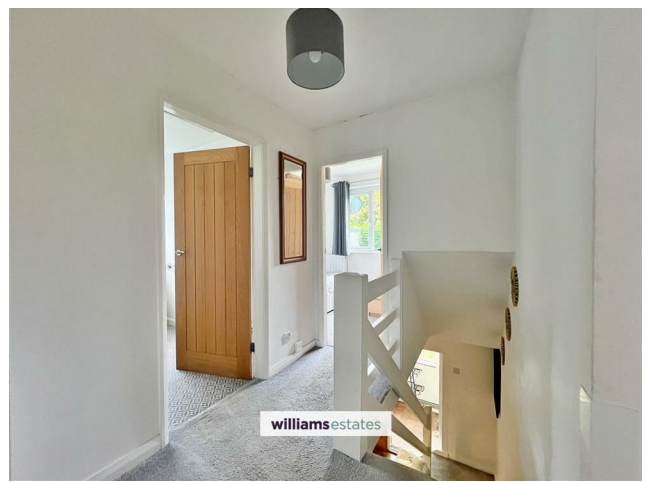
### Bathroom

8'0" x 6'1" (2.448 x 1.864)







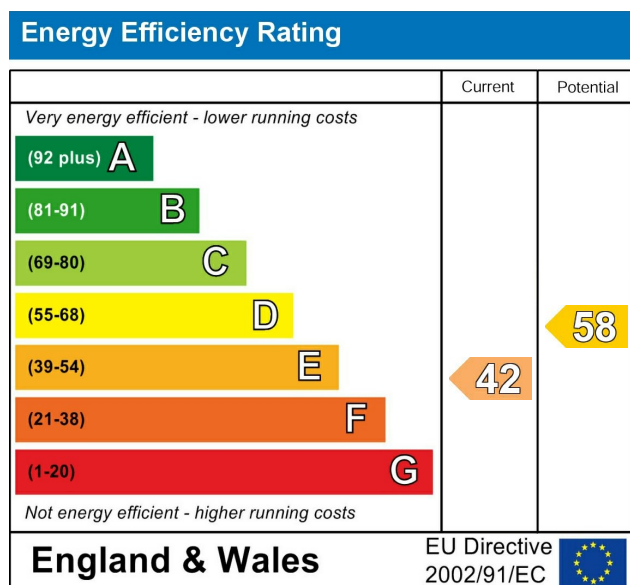








Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



Call us on  
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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.