



**3 Parc Tyn Llan, Llandyrnog,  
Denbighshire, LL16 4HX**

**£240,000**

 3  2  1  D

**EPC - D64    Council Tax Band - D    Tenure - Freehold**



# Parc Tyn Llan, Llandyrnog

## 3 Bedrooms - House - Semi-Detached

A well presented three-storey semi-detached home, tucked away in a quiet cul-de-sac and conveniently located within easy reach of the village amenities.

The accommodation includes a welcoming entrance hall with ground floor WC, a spacious living room, and a modern fitted kitchen. The upper floors offer three well-proportioned bedrooms, including a bedroom with en-suite, and a family bathroom.

Outside, the property enjoys gardens to both the front and rear, along with the added benefit of off-street parking.



### Accommodation

A hardwood front door opens into:

### Entrance Hall

Having lighting, radiator and stairs off.

### Lounge

15'2" x 10'8" (4.62 x 3.25)

Having lighting, power points, radiator, feature fire with hearth and surround and a uPVC double glazed window to the front.

### Downstairs WC

4'10" x 3'3" (1.47 x 0.99)

Having low flush WC, pedestal wash basin, radiator, tiled flooring and an obscure UPVC double glazed window the side.



### Kitchen/Breakfast Room

14'2" x 11'7" (4.32 x 3.53)

Comprising a range of modern wall, drawer and base units with work tops over, stainless steel one and a half sink drainer with mixer tap, tiled splash backs, power points, integrated oven with four ring electric hob over and stainless steel extractor hood above, integrated dishwasher, integrated washing machine, integrated large fridge freezer, tiled flooring, radiator, power points, inset spotlighting and a uPVC double glazed window to the rear and uPVC double glazed french doors opening out to the rear garden.

### Landing

Having a smoke detector, in-built airing cupboard housing the combination boiler, power points and further stairs to the second floor.

### Bedroom One

14'2" x 12'0" (4.32 x 3.66 (4.31 x 3.65))

Having radiator, power points, tv aerial point, uPVC double glazed window to the rear and a door into the ;



### En Suite

7'7" x 5'2" (2.31 x 1.57)

Comprising a low flush WC, pedestal wash basin, walk in shower having tiled splash backs, radiator, extractor fan, ceiling spotlighting and an obscure uPVC double glazed window to the side.

### Bedroom Two

14'2" x 8'9" (4.32 x 2.67 (4.31 x 2.66))

Having lighting, power points, radiator and a uPVC double glazed window to the front.

### Bathroom

7'0" x 5'6" (2.13 x 1.68)

Comprises a low flush WC, pedestal wash basin and panelled bath with over head shower above, partially tiled walls, extractor fan, inset spotlighting and a uPVC double glazed obscure window to the side

### Second Floor Landing

Having double panelled radiator and a timber velux roof window to the rear.

### Loft Room/Bedroom Three

16'2" x 10'8" (4.93 x 3.25)

Having lighting, power points, TV aerial, radiator and a uPVC double glazed window to the side along with two timber velux double glazed roof windows to the rear.

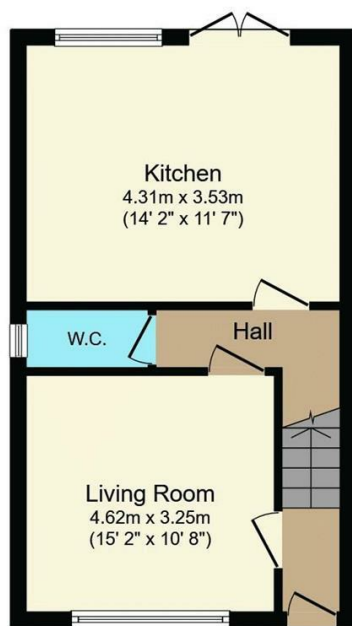
### Outside

The property is approached by a block paved driveway providing parking for two vehicles and off street parking. A larger than average sized garden which is mainly laid to lawn having timber panelled fencing surrounding, cold water tap having the benefits of outside lighting, a paved pathway leading to the side of the property where the gas meter can be found.

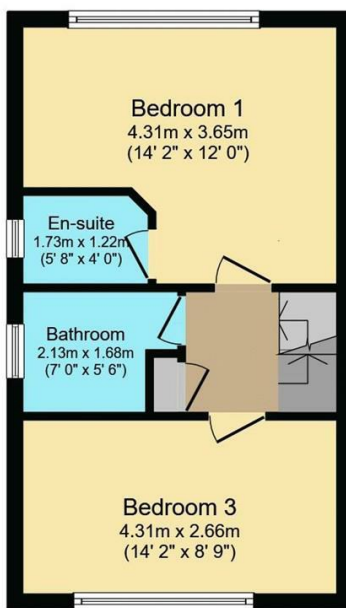
### Directions

Proceed from the Denbigh office left onto Vale Street, at the traffic light turn right onto Ruthin Road, at the next roundabout take the 2nd turning signposted Llandyrnog and continue along for approx 2miles. Take the third exit off the next roundabout, continue into the village and Parc Tyn Llan can be found on the right hand side, opposite the Church.





**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 88.3 m<sup>2</sup> (950 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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