



Aled View Llansannan, Denbigh, LL16 5HF

£395,000

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EPC - E53

Council Tax Band - F Tenure - Freehold

SUMMARY

This beautifully presented property has been tastefully modernised throughout, offering spacious and versatile living in the village of Llansannan.

The property opens into a bright sunroom with skylights and views over the front garden, leading to an additional sitting room with a stone built fireplace and log burner. Opening into an open plan lounge and dining room, also with a multi-fuel burner. Leading to a modern kitchen with fitted oak shaker-style units, granite worktops, integrated appliances including twin ovens and induction hob, and space for an American-style fridge freezer. French doors open onto the rear patio, while a large utility room with WC adds practicality.

A converted garage provides an ideal space for a potential home office, gym, or additional reception room.

Upstairs, the split staircase leads to a spacious master bedroom with fitted wardrobes and en-suite featuring a wet-room shower and hydrotherapy bath. Two further double bedrooms each include fitted wardrobes and modern en-suites, with one offering river views.

Externally, the property benefits from oil-fired central heating, double glazing, ample parking, and generous gardens with lawns, patios, decking, and a log store—all positioned to enjoy the tranquil Afon Aled river and surrounding countryside views.



Sunroom

16'9" x 6'11" (5.11m x 2.11m)

Sitting Room

12'6" x 12'2" (3.81m x 3.71m)

Lounge/Diner

23'3" x 12'1" (7.09m x 3.68m)

Kitchen

14'5" x 12'9" (4.39m x 3.89m)

Utility

13'1" x 12'9" (3.99m x 3.89m)

W.C

Converted Garage

19'8" x 13'1" (5.99m x 3.99m)

Landing

Master Bedroom

21'3" x 11'9" (6.48m x 3.58m)

En-suite

13'9" x 5'10" (4.19m x 1.78m)

Bedroom Two

16'4" x 12'1" (4.98m x 3.68m)

Bed 2- En-suite

9'2" x 7'10" (2.79m x 2.39m)

Bedroom Three

12'5" x 12'1" (3.78m x 3.68m)

Bed 3- En-suite

5'2" x 4'11" (1.57m x 1.50m)

Outside

The property benefits from ample off-road parking for multiple vehicles and a purpose-built log store to the rear.

The generous front garden is laid mainly to lawn, complemented by a spacious patio area extending around the front, side, and rear of the home. A raised decking area provides the perfect spot to relax and enjoy the tranquil sound of the Afon Aled river flowing by, while taking in the picturesque hilltop scenery that Llansannan has to offer.

Directions

From our Denbigh office, LL16 3AA.

Head south-east on Crown Lane towards Hall Square (A543) and turn right onto High Street, continuing along the A543.

At the roundabout, take the first exit onto Pwll-Y-Grawys (A543) and continue for approximately 5.5 miles.

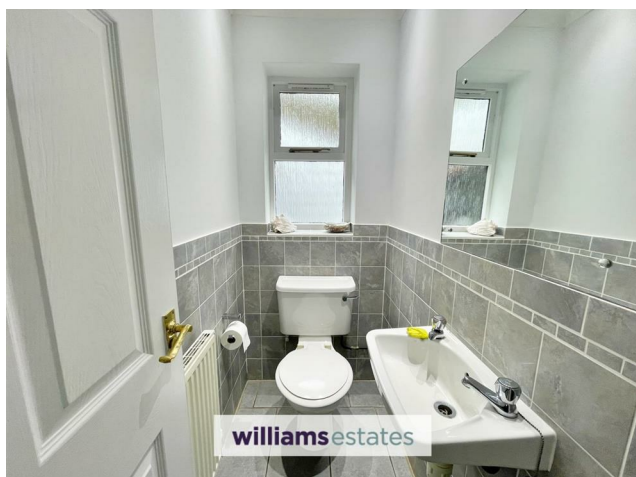
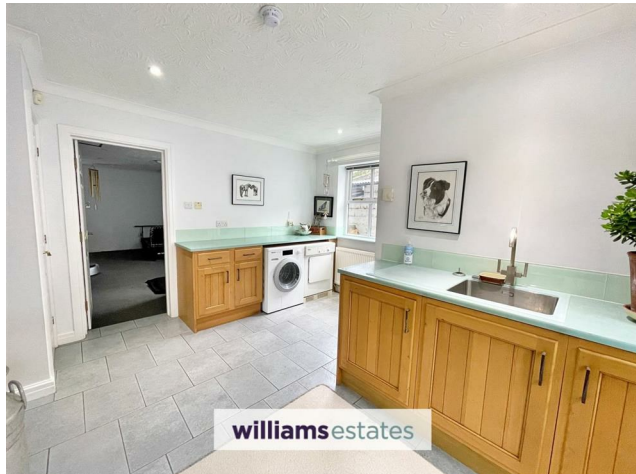
Take a slight right onto the A544, following signs for



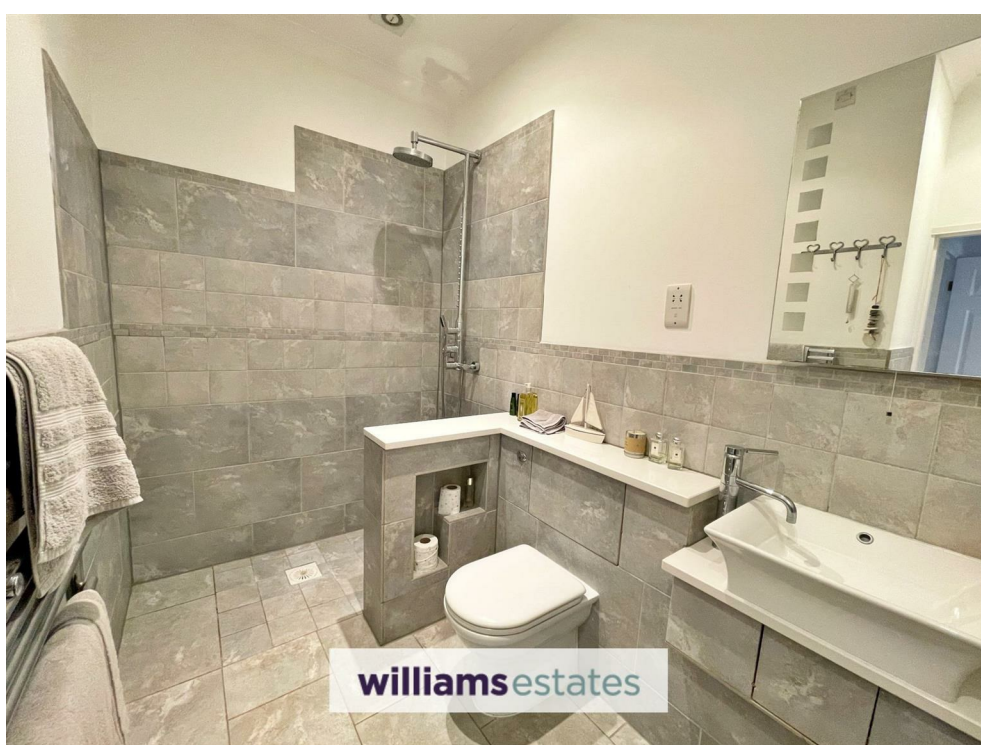


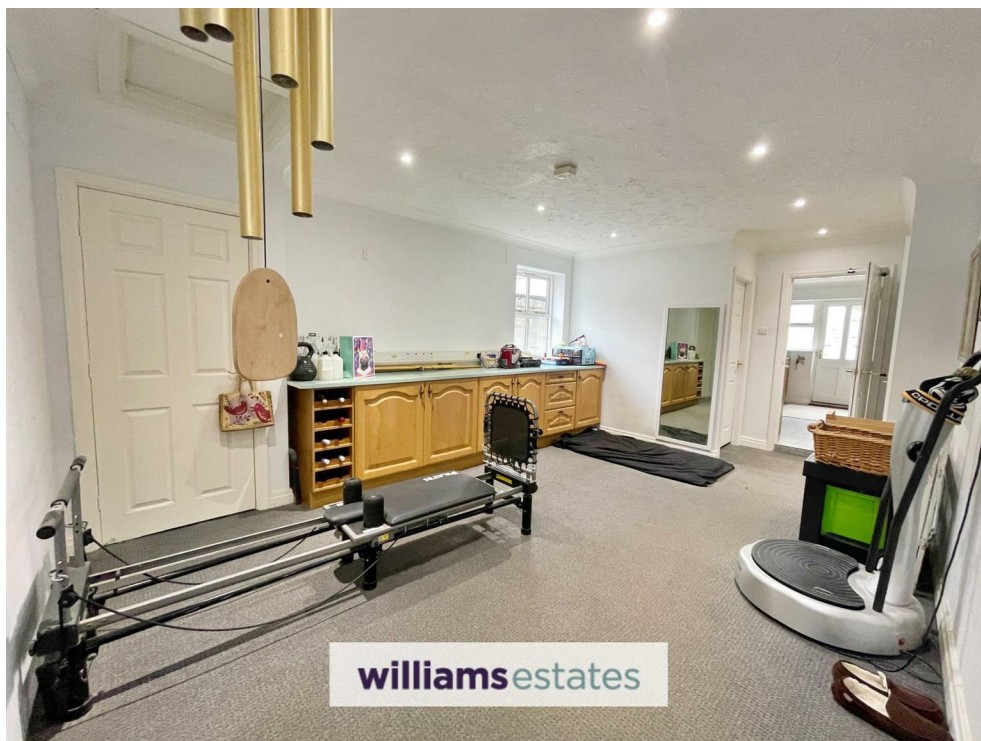
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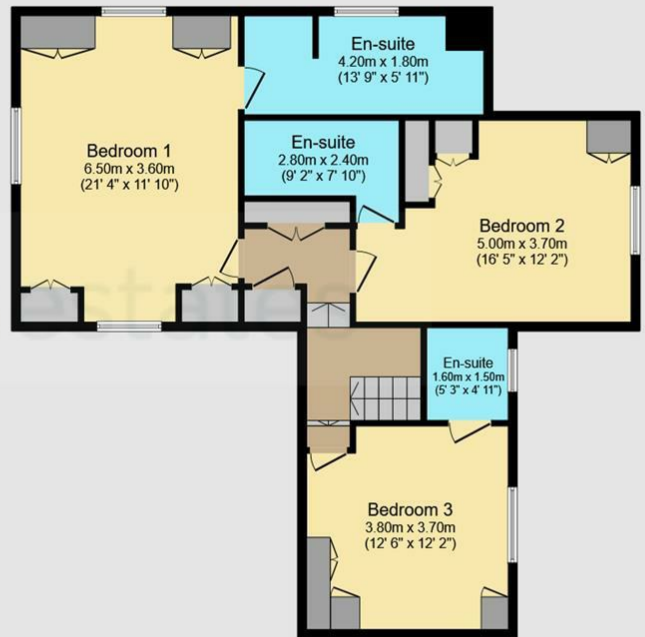
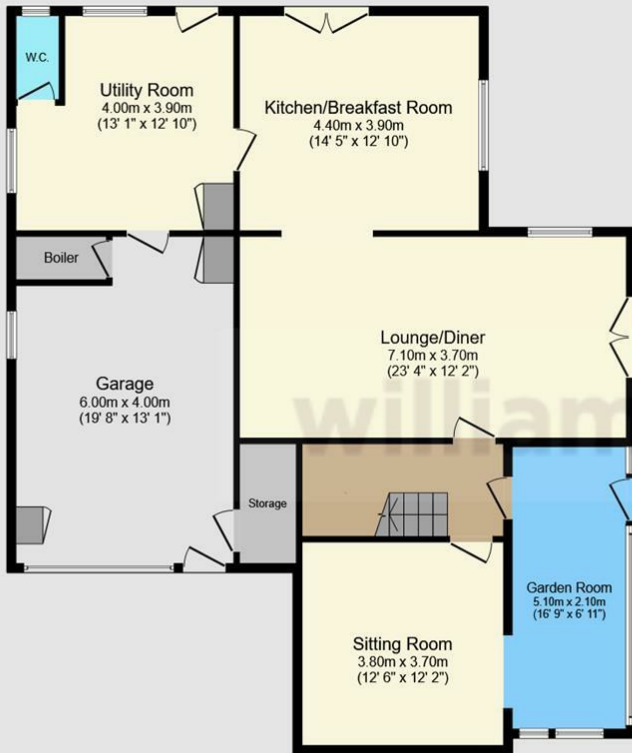
Continue for around 4 miles, where Aled View can be found on the left-hand side, nestled in the heart of the picturesque village of Llansannan.











Total floor area: 199.3 sq.m. (2,146 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		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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