



MAES LLAN, LLANARMON-YN-IAL

Offers In Region Of £450,000



SIGNATURE
PROPERTY PARTNERS

MAES LLAN, LLANARMON - YN - IAL

Located in the highly sought-after village of Llanarmon Yn Ial, this beautifully presented four-bedroom semi-detached home seamlessly combines countryside charm with modern family living.

Ideally situated just 8 miles from both Mold and Ruthin, and 22 miles from Chester, this property enjoys a peaceful yet accessible location within the stunning Denbighshire countryside. Surrounded by some of the most picturesque landscapes in the region, the village offers the perfect backdrop for outdoor pursuits. Despite its rural charm, the property benefits from excellent transport links, with the A55 Expressway just 11 miles away, providing easy access to the North Wales Coast, Chester and beyond.

The property enjoys captivating views to both the front and rear. Llanarmon Yn Ial is a vibrant and welcoming village with a strong community spirit, featuring a community-run pub, village shop, and community hall, all within walking distance.

Upon entering, you are greeted by a spacious entrance hallway that provides access to the main reception room, kitchen/diner, WC, and garage. The generously sized main reception room features a striking log burner, creating a focal point, while a large window to the rear offers expansive views over the surrounding fields.





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The kitchen/diner, which serves as the heart of the home, is beautifully appointed with a handmade shaker-style kitchen, a feature island with granite worktop, and a stunning cream Esse wood-burning stove, adding both character and warmth to the space. Adjacent to the kitchen is a practical pantry with an integrated fridge/freezer and electric hob, offering ample storage and a convenient, separate space. The kitchen is further complemented by under-stair storage, a window to the front elevation, and a side door leading to the staircase, enhancing both the functionality and appeal of the space.







On the first floor, you'll find four generously sized double bedrooms, each offering ample space and comfort. The main bedroom is particularly spacious, with built-in wardrobes and an en suite shower room, providing a private retreat. The remaining three bedrooms are also of excellent size, with bedroom two benefiting from fitted wardrobes and additional storage space. All bedrooms enjoy delightful views of the surrounding countryside, further enhancing the charm of this home.

The main bathroom, also on the first floor, boasts a stylish four-piece suite, including a feature roll-top bath with a traditional bath/shower mixer tap, an electric shower, low flush WC, and wash hand basin. A roof light allows natural light to flood the room, creating a bright and airy atmosphere.



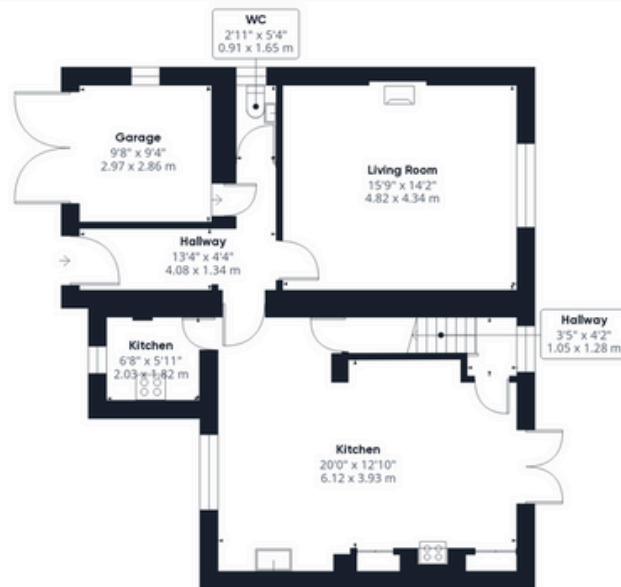
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Externally, the property is approached via a gravel driveway offering parking for multiple vehicles, leading to the garage with double side hinged doors giving access. A side gate provides access to the rear of the property, offering a useful storage area. Adjacent to the driveway is a neatly kept lawn, enclosed by hedging and timber fencing. To the rear, the low-maintenance garden is mainly laid with artificial grass, paved patio area and a pathway leading around the property. The garden is fully enclosed with timber fencing, offering a high degree of privacy and uninterrupted views over the neighbouring fields.

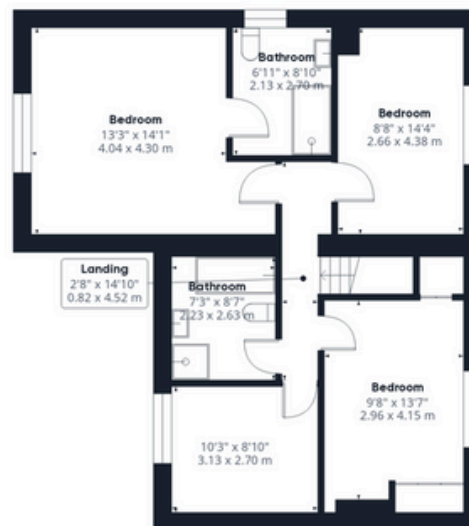


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Floor 0



Floor 1

Approximate total area⁽¹⁾

1539.36 ft²

143.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360