williams estates

Isfryn Llangynhafal, LL16 4LN

£415,000

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EPC - F30   **Council Tax Band - E**   **Tenure - Freehold**

, Llangynhafal
3 Bedrooms - Bungalow - Semi Detached

A stunning bungalow offering being light and airy and located behind the Golden Lion Inn within the village of Llangynhafal, yet within easy access of Denbigh town centre. The accommodation offers large utility room, kitchen diner, living room, study, three double bedrooms, one with en suite and family bathroom.In February 2024 having air source heating fitted with 16 solar panels and some replacement radiators and insulation for effective energy saving. Fabulous gardens, private courtyard to the rear, ample off street parking and detached double garage. Internal viewing is a definite must to fully appreciate. EPC rating - Tenure - Freehold - Council Tax Band E

Accommodation
A composite door with decorative light and decorative panel adjacent leads into

Utility Room
11'10" x 13'0" (3.620 x 3.965)
Good sized utility housing the air source pump and controls, electric consumer unit, feature Aga, power points, plumbing for a washing machine and void for a tumble dryer, newly fitted radiator, uPVC window to the side elevation and uPVC window with cat flap to the front elevation.

Sitting Room
16'5" x 10'2" (5.026 x 3.107)
Off the Utility Room, good sized room with large radiator, power points, utility area with base units and Belfast sink with mixer tap over, W.C off, radiator and uPVC French doors leading onto

Kitchen Diner
18'6" x 10'9" (5.661 x 3.296)
Off the Utility Room a light and airy kitchen diner with the kitchen offering a full range of beech effect shaker style wall, drawer and base units, worktops over, plumbing for a dishwasher, single stainless steel sink and drainer with mixer tap, electric Range Master Professional range oven with two ovens, grill five ring hob and extractor hood over, tiled flooring, uPVC window to the front elevation overlooking the garden and views beyond. To the dining area tiled flooring, two newly fitted radiators, void for a fridge freezer, power points and uPVC window with views. Door leads into

Living Room
18'11" x 14'11" (5.767 x 4.552)
Another light and airy good sized room beamed ceiling, two uPVC windows to the front elevation enjoying views, inglenook with log burner on a raised hearth, two radiators, power points, T.V aerial and door leading into

Inner Hall
28'1" x 3'7" (8.561 x 1.115)
With radiator, power points and doors off. To the front of the hallway opening into

Study
7'4" x 9'11" (2.244 x 3.041)
With power points, radiator, uPVC window to the front elevation with views.

Bedroom 3
11'1" x 12'0" maximum 9'11" minimum (3.384 x 3.674 maximum 3.047 minimum)
With radiator, power points and uPVC window to the side elevation.

Bedroom 1
17'3" x 11'1" (5.267 x 3.384)
With two radiators, power points, loft access hatch, wall lighting and two uPVC windows to the side elevation

Bedroom 2
14'8" x 10'7" (4.495 x 3.251)
With radiator, power points, uPVC window to the side elevation, wall lighting and door leading into

En Suite
5'7" x 6'8" (1.714 x 2.051)
With low flush W.C, pedestal wash basin, shower enclosure with tiled surround, half tiled walls to the remainder, tiled flooring, heated towel rail and obscure uPVC window to the side elevation.

Bathroom
6'9" x 9'5" (2.061 x 2.878)
With low flush W.C, pedestal washbasin, P shaped bath with mixer tap and shower head connection, tiled shower surround, half tiled walls to the remainder, tile flooring and obscure uPVC window to the side elevation.

Cloakroom
With low flush W.C

Outside
The property is a approached by a shared driveway adjacent to the Golden Lion Inn and leads to a five bar timber gate providing access to the private gravelled drive offering ample off street parking and detached double garage. The front garden is a particular feature of the property being of good size and laid to lawn with well stocked borders surrounding offering a variety of flowering shrubs and plants cherry and apple trees, eucalyptus, hazelnut and many more. To the top of the garden wire fencing leadings to another large wild country garden with ornamental pond and seating area to soak up the stunning views and tranquillity. Between the gardens are two timber gates, to which the neighbour has access to their property From the front elevation a timber gate provides access to the side and rear elevation opening up to the rear courtyard having decorative gravel, bound by walling, tranquil setting and offering afternoon and evening sun.

Detached Garage
15'3" x 12'11" (4.664 x 3.938)
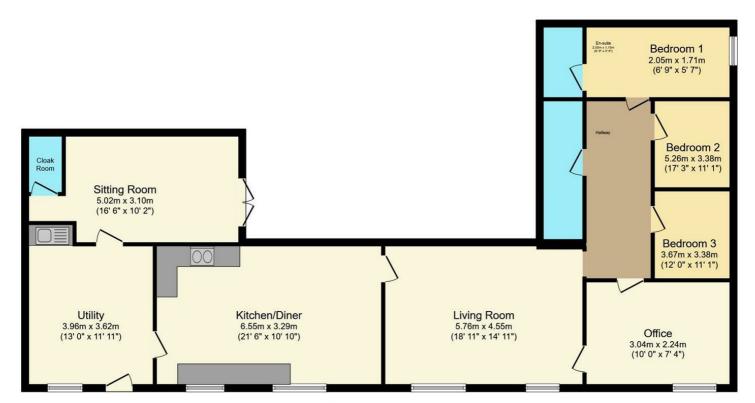With double timber door, power and lighting.

Directions
Proceed from Denbigh office left and continue down Vale Street to the traffic lights. Turn right onto Ruthin Road and continue to the roundabout. Take the second exit off signposted Llandyrnog. Continue along to the next roundabout and take the second exit off signposted Llangynhafal. Continue the road along to the junction where the Golden Lion Inn is opposite, turn left and immediate right onto the driveway adjacent to the Golden Lion and right signposted Isfryn
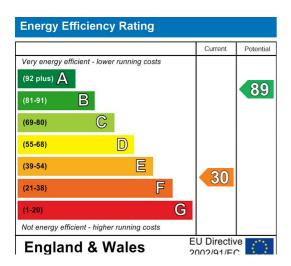
Floor Plan

Floor area 136.3 m² (1,467 sq.ft.)

Cloak Room

Sitting Room
5.02m x 3.10m
(16' 6" x 10' 2")

Utility
3.96m x 3.62m
(13' 0" x 11' 11")

Kitchen/Diner
6.55m x 3.29m
(21' 6" x 10' 10")

Living Room
5.76m x 4.55m
(18' 11" x 14' 11")

En-suite
2.05m x 1.15m
(6' 9" x 3' 9")

Bedroom 1
2.05m x 1.71m
(6' 9" x 5' 7")

Hallway

Bedroom 2
5.26m x 3.38m
(17' 3" x 11' 1")

Bedroom 3
3.67m x 3.38m
(12' 0" x 11' 1")

Office
3.04m x 2.24m
(10' 0" x 7' 4")

TOTAL: 136.3 m² (1,467 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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