

# williams estates



## Fox Run Gellifor, Denbighshire, LL15 1SF

**£495,000**

 3  2  2  C

**EPC - C76**

**Council Tax Band - F Tenure - Freehold**

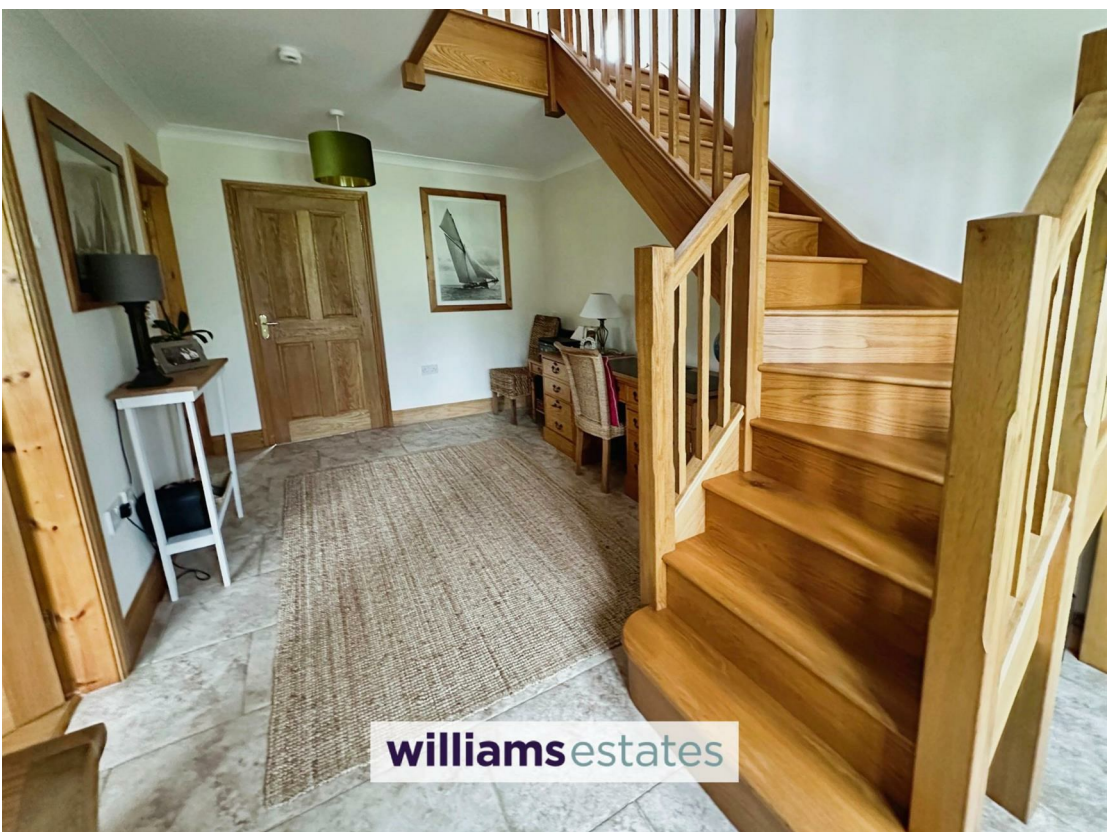
# SUMMARY

Standing at the end of a country lane on the edge of the sought after village of Gellifor, with open views towards Moel Famau and the Clwydian Mountain range.

A modern and very well presented three bedroomed detached dormer property.

The property was constructed to a high standard and offers the benefits of underfloor heating to the ground floor, a Tegla hand built, hand painted kitchen with granite worktops, oak effect double glazed sliding sash windows, oak flooring, oak skirting boards and oak doors, two reception halls, a utility room/wc, living room with log burner, kitchen with living and dining area, ground floor double bedroom, ground floor modern wet room and to the first floor are two double bedrooms and a family bathroom. The property has good sized, lawned gardens, ample off lane parking and a large timber shed with power and light.

EPC - C76, Council Tax Band - F, Tenure - Freehold



The accommodation provides  
Composite double glazed stable door leading into:

#### Reception Hall

Coat hanging space, oak skirting boards, tiled floor.

#### Cloakroom/Utility Room

10'5" x 9'10" (3.18 x 3.00)

Nibe system which supplies the underfloor heating system to the ground floor, low level WC, wash hand basin set within fitted furniture, plumbing for washing machine, void for condensing tumble dryer, oak effect double glazed sash window, extractor fan.

#### Kitchen/Dining Area

21'6" x 14'9" (6.57 x 4.50)

Hand built and painted Tegla kitchen which comprises of a range of fitted cupboards and drawers, centre island having built in units below, polished granite working surfaces, deep Armitage Shanks Belfast sink unit, swan neck mixer tap, hand built matching Butlers pantry unit having double doors, shelving and drawers, LPG cooker point, oak effect double glazed windows having granite sills. Access to the open plan living/dining area, four oak effect uPVC double glazed sash windows, tiled floor.

#### Central Reception Hall

Feature oak turned staircase and balustrade leading to a galleried landing, oak skirting boards. study area. underfloor heating, tiled floor. Composite door leads to the garden.

#### Living Room

21'3" x 13'7" (6.50 x 4.15)

Coved ceiling, oak floor and skirting boards, Yodel cast iron wood burning stove set within a feature rustic brick fireplace and slate hearth, two sets of oak effect sliding uPVC double glazed windows overlooking the gardens and fantastic views towards Moel Famau and the Clwydian mountain range, door to the side which leads to a covered entrance area.

#### Ground Floor Bedroom

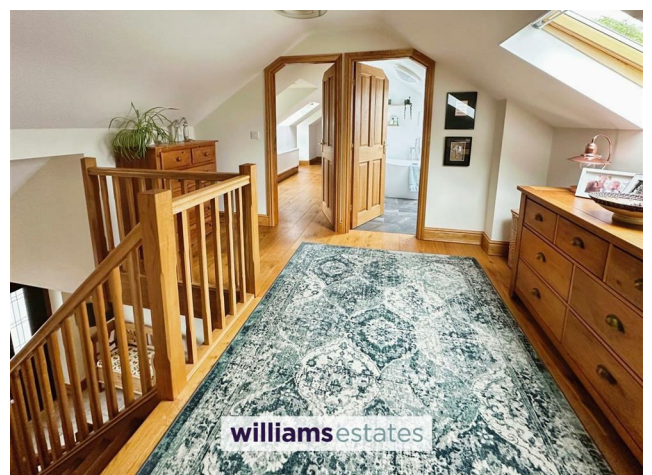
14'3" x 10'5" (4.36 x 3.18)

Oak floor and skirting boards, underfloor heating, oak effect uPVC double glazed sliding sash window.

#### Wet Room

9'10" x 7'0" (3.0 x 2.15)

Fully tiled walls, shower area having a glass screen, low level WC, pedestal wash hand basin, heated towel rail, underfloor heating, oak effect uPVC double glazed sliding sash window,





### Galleried Landing

A bright and airy space having an oak balustrade, vaulted ceiling, power points, double glazed roof window, power points, oak flooring.

### Principal Bedroom

20'11" x 12'3" (6.40 x 3.75)

Double panel radiator, access to eaves storage, oak flooring and skirting boards, three oak effect windows roof windows taking advantage of the fantastic views towards Moel Famau and the Clwydian range,



### Bedroom

14'8" x 12'3" (4.48 x 3.75)

Oak flooring and skirting boards, access to eaves storage area, double panel radiator, double glazed roof window.

### Bathroom

7'9" x 5'11" (2.38 x 1.82)

Double ended free standing bath having a mixer tap and a detachable shower head with chrome fittings, heated towel rail, pedestal wash hand basin, low level WC, double glazed roof window, tiled floor.



### Outside

Drive providing parking for numerous vehicles. Substantial timber store room 5.27 x 2.4 having light and power, double doors to the rear. Outside water tap, herringbone block paved paths, well stocked borders having a wide variety of cottage garden plants, specimen trees.







**williams**estates



**williams**estates



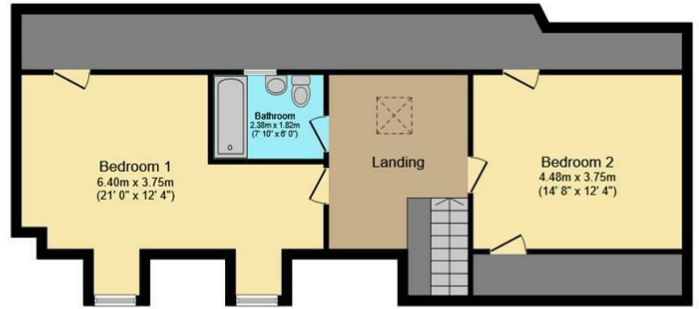
**williams**estates





### Ground Floor

Floor area 109.4 sq.m. (1,177 sq.ft.)



### First Floor

Floor area 58.3 sq.m. (627 sq.ft.)

TOTAL: 167.6 sq.m. (1,804 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>		<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on  
01824 704050  
Ruthin@williamsestates.com

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.