



**6 Parc Y Llan, Llanfair Dyffryn Clwyd,  
Denbighshire, LL15 2YL**

**£270,000**

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



# Parc Y Llan, Llanfair Dyffryn Clwyd

## 2 Bedrooms - Bungalow - Detached

**\*\*NO ONWARD CHAIN\*\***

Offered for sale with fantastic open countryside views to the rear is this beautifully presented bungalow in the picturesque village of Llanfair Dyffryn Clwyd. The property comprises entrance hall with kitchen, utility and rear porch, a large living room with patio doors taking advantage of the views, two double bedrooms and a modern bathroom, benefitting from a recently fitted new boiler serving the domestic hot water and heating, uPVC double glazing throughout and driveway parking, there is also storage under the property accessed via the rear. Viewing is a must!  
EPC Rating - D84, Tenure - Freehold, Council Tax Band - D



### Accommodation

Composite front door opens in to

### Entrance Hall

Radiator, loft access, doors lead off to

### Kitchen

11'0" x 9'3" (3.377 x 2.821)

Fitted with base units with wood effect laminate worktops and wall units over, single bowl stainless steel sink with mixer tap, built in single electric oven with four ring calor gas hob, glass splash back and extractor over, space for tall freestanding fridge freezer and dining table, radiator, uPVC double glazed window to the rear elevation with stunning views, door and step down to

### Utility Room

10'2" x 7'11" (3.116 x 2.433)

Fitted with base unit the work surfaces and wall units above, single bowl stainless steel sink with provision and space for washing machine, dishwasher and tumble dryer, tiled floor, glazed door opens into

### Rear Porch

8'6" x 6'11" (2.595 x 2.119)

Cupboard housing the boiler, tiled floor, uPVC double glazed window to the rear, uPVC double glazed door with obscured glazed window opens on to the rear decking

### Living Room

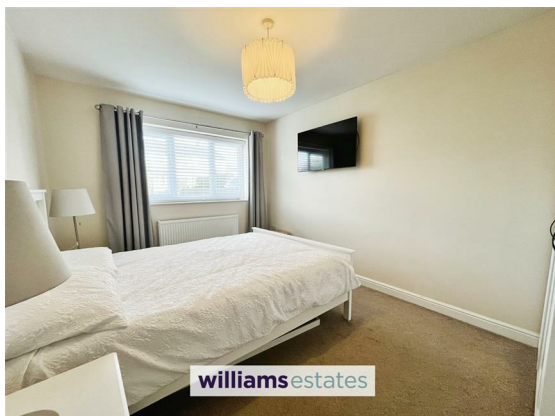
18'2" x 11'1" (5.549 x 3.392)

Wood burning stove set on a slate hearth, radiator, two uPVC double glazed windows to the side elevations and uPVC double glazed double doors taking advantage of the fabulous views open out onto the rear decking

### Bedroom One

13'3" x 9'3" (4.059 x 2.844)

Radiator, uPVC double glazed window to the front elevation



### Bedroom Two

11'1" x 9'7" (3.386 x 2.928)

Radiator, uPVC double glazed window to the front elevation

### Bathroom

7'8" x 5'5" (2.351 x 1.670)

White suite comprising P bath with mixer shower and screen, pedestal wash basin, W.C., tiling to shower area, tiled floor, heated towel radiator, uPVC double glazed obscure window to the side elevation

### Outside

To the front there is a driveway providing off road parking with a lawned and gravel section, the rear garden is laid to lawn and bounded by timber fencing, under the rear of the property there is storage accessed beneath the decking which is accessed via steps and fitted with glass screens so not to spoil the views.

### Directions

From Ruthin follow the Llanfair/Wrexham Road until you reach the village of Llanfair, turn right opposite the White Horse Pub and continue a short distance, after passing Ysgol Llanfair turn right on to Parc y Llan and the property can be found on the left hand side by way of our For Sale board.



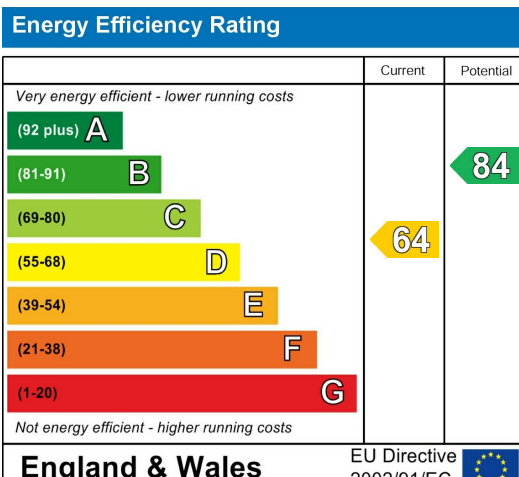


TOTAL: 77.3 m<sup>2</sup> (832 sq.ft.)

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](http://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.



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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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