



**23 Parc Y Llan, Llanfair Dyffryn Clwyd,
LL15 2YL**

£375,000

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EPC - C69

Council Tax Band - D

Tenure - Freehold

Parc Y Llan, Llanfair Dyffryn Clwyd

4 Bedrooms - Bungalow - Detached

Recently modernised detached bungalow set on a larger than average plot and located within the village of Llanfair Dyffryn Clwyd, yet within easy access of Ruthin Town Centre, amenities and schools. The accommodation offers good sized living room with dining area off, modern fitted kitchen with conservatory off, three bedrooms and modern family bathroom. Additionally an annex - currently used as a Bed & Breakfast bringing in approx £20,000 income per annum. Ample off street parking and to add more to this lovely property open views to the rear. There is a Spa pool at the property that is available under separate negotiation.
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Accommodation

uPVC double glazed door leading into;

Entrance Porch

5'1" x 3'2" (1.55 x 0.97)

With Italian tiled flooring, uPVC double glazed window to the side elevation, built in storage cupboards, lighting, timber framed glazed double doors leading into;

L Shaped Entrance Hall

With doors leading too kitchen, bedrooms and bathroom, column radiator

Kitchen

16'4" x 9'10" (4.98 x 3.00)

Recently modernised kitchen offering a full range of modern wall, drawer and base units with laminate worktops over and tiled splash back, stainless steel sink with pull out spray tap over, stand alone fridge freezer, Smeg Range cooker, freestanding dishwasher, uPVC double glazed window to the rear overlooking garden and uPVC double glazed door leading to the sun room, door leads to



Dining Area/Lounge

11'8" x 9'3" (11'8" x 9'4") (3.56 x 2.84 (3.562 x 2.847))

Dual aspect uPVC double glazed windows overlooking the rear garden and views, column radiator, archway through to

Living Room

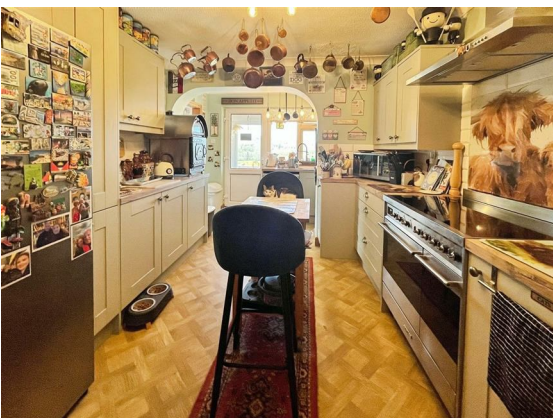
11'10" x 11'10" (11'11" x 11'11") (3.63 x 3.63 (3.639 x 3.638))

With feature brick built fire place, column radiator

Sun Room

9'8" x 5'1" (9'8" x 5'0") (2.95 x 1.55 (2.949 x 1.537))

With tiled flooring and uPVC double glazed french doors leading out to the garden.



Bedroom One

11'10" x 10'9" (3.63 x 3.30)

With uPVC double glazed window to the rear elevation, column radiator

Bedroom Two

9'6" x 8'7" (2.92 x 2.62)

With uPVC double glazed window with side elevation, built in wardrobes, column radiator

Bedroom Three

11'10" x 7'4" (3.63 x 2.24)

With uPVC double glazed window to front elevation, column radiator

Bathroom

7'10" x 5'10" (2.39 x 1.78)

Recently modernised with vanity wash basin, panelled bath with mixer valve shower with twin heads and complimentary tiled surround, W.C, Italian tiled flooring, column radiator and obscure uPVC window to the front elevation

Annexe

Spacious annexe offering living/sleeping area with en suite comprising W.C, washbasin and shower enclosure. Door leads into

Utility Room

Good sized with plumbing for a two washing machines, void for two tumble dryers, shelving and door leading onto the rear garden

Outside

To the front is a substantial tarmac parking area access via double timber gates with a timber pedestrian gate, iron gates lead to rear gardens which are mainly slabbed with gravelled sections and a purpose built covered area, and access via the rear to the Utility. Glass balustrades allow an unspoilt view of the adjoining countryside and beyond, a timber built shed and two pergolas.

To be negotiated in the price is the four seater Jacuzzi Swim Spa with three jets for swimming, with air source heat pump.

There are 16 solar panels with batteries to the property which are owned, no income.

CCTV is also fitted.

Directions

From Ruthin take the A494 in the direction of Corwen, after approximately two miles and before entering the village of Pwllglas turn left over the bridge and continue up the hill turning left onto Parc Y Llan and the property can be found on the left hand side bounded by hedges

Notes

Please note viewings are by appointment only via the Estate Agent - Williams Estates 01824704050





Ground Floor

Floor area 107.9 sq.m. (1,161 sq.ft.)

Total floor area: 107.9 sq.m. (1,161 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	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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