



**Ty Newydd - Isis Allt yr Efail, Village Hill, Llandegla, Denbighshire, LL11 3AW**

**£239,950**

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**EPC - C69**

**Council Tax Band - D**

**Tenure - Freehold**



# Allt yr Efail, Llandegla

## 3 Bedrooms - House - Semi-Detached

Offered For Sale with NO ONWARD CHAIN is this deceptively spacious semi-detached property in the picturesque village of Llandegla. The property comprises living room with dining space, well stocked kitchen leading to a garden room overlooking the rear garden. To the first floor you will find three bedrooms and shower room. The outside boasts driveway parking, a single garage and private gardens with fabulous un-spoilt views as far as Moel Famau and back along the Clwydian Range and the adjoining countryside. Viewing is a must to fully appreciate this property and its surroundings.

EPC Rating - C69, Tenure - Freehold, Council Tax Band - D



### Accommodation

Part glazed timber door opens into

### Porch

Tiled floor, windows to the front and door opening into

### Living Room

15'1" x 14'0" (4.6 x 4.29)

A bright and spacious room with space for a dining table, multi fuel burning stove on a tiled hearth, radiator, uPVC double glazed window to the front and part glazed door leads through to

### Kitchen

15'1" x 8'9" (4.6 x 2.69)

Fitted with a range of modern base and wall units with under cupboard lighting, complimentary work surfaces, integrated double oven, four ring gas hob with extractor over, void and provision for washing machine and space for under counter fridge/tumble dryer, tiled splash backs, tiled floor, one and half bowl stainless steel sink with drainer and mixer tap, heated towel radiator, uPVC double glazed window looks into the garden room, stairs lead off to the first floor, uPVC double glazed door leads to:

### Garden Room

14'0" x 10'2" (4.27 x 3.12)

uPVC double glazed windows to three sides with french doors leading to the rear garden, tiled floor, velux roof window

### Landing

Built in cupboard over the stairs, loft access, doors lead off to

### Bedroom One

11'10" x 8'5" (3.61 x 2.59)

Radiator, uPVC double glazed window to the rear elevation with far reaching views to Moel Famau and the Clwydian Range and adjoining countryside



### Bedroom Two

11'3" x 8'7" (3.43 x 2.62)

Radiator, uPVC double glazed window to the front elevation

### Bedroom Three

7'8" x 7'6" (2.34 x 2.29)

Radiator, uPVC double glazed window to the front elevation

### Shower Room

Comprising corner shower enclosure and electric shower, pedestal wash basin, W.C., heater towel rail, obscure uPVC double glazed window to the rear elevation

### Garage

With power and light and double doors to the front

### Outside

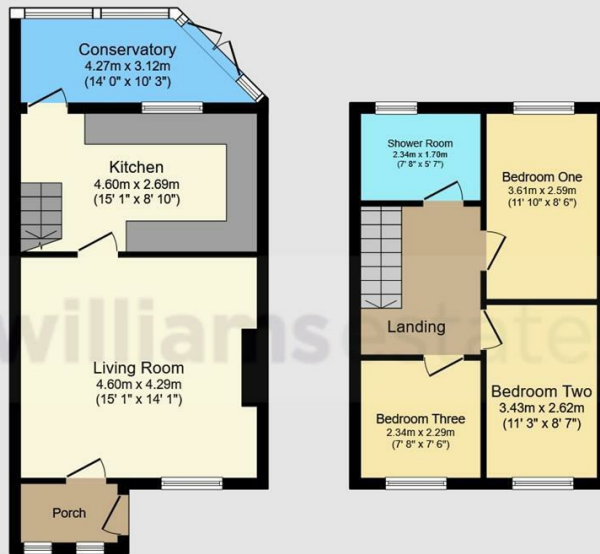
To the front of the property there is a drive providing parking and access to the garage) the drive is the maintained by this and the adjoining property, the rear garden is accessed via timber gate to the side. The garden has been lovingly kept and includes a lawned area with seating, planted borders, a greenhouse and log store, un-spoilt views can be enjoyed from the top of the garden

### Directions

From our office in Ruthin take the A525 Wrexham Road proceeding through the village of Llanfair DC and continue through the Nant Y Garth Pass and after 7 miles continue to the traffic lights. Turn left at the traffic lights onto the A5105 Chester Road. After a short distance turn left and proceed down the road and the property can be found on the right hand side by way of our For Sale board







Floor area 42.1 m<sup>2</sup> (453 sq.ft.) Floor area 32.6 m<sup>2</sup> (351 sq.ft.)

TOTAL: 74.6 m<sup>2</sup> (803 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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