

williams estates



3 Ffynnon Bach, Llanelidan, LL15 2PY

£230,000

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EPC - D66

Council Tax Band - C Tenure - Freehold

SUMMARY

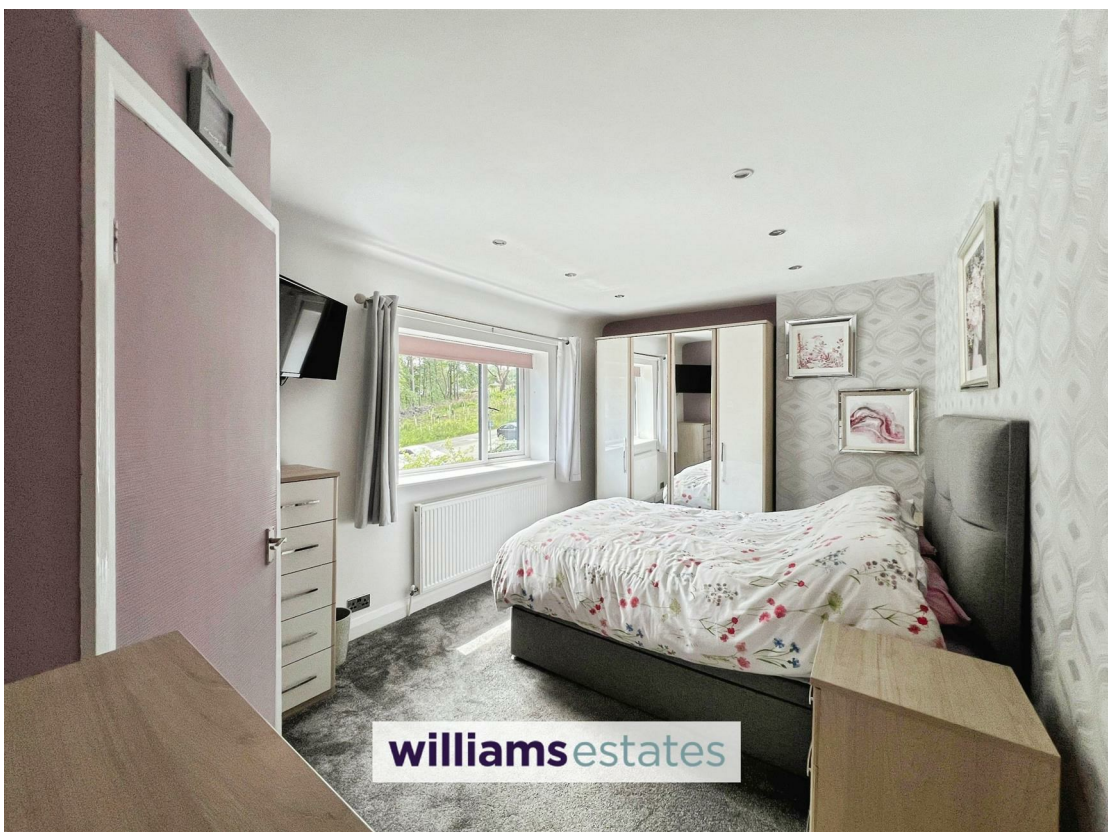
Set within the hamlet of Llanelidan, an opportunity to acquire a well-presented semi-detached house. This property makes an ideal home and boasts a larger than average rear garden with is a real feature of the property.

To the ground floor a reception room is inviting and perfect for both entertaining guests and enjoying quiet evenings with family with modern fitted kitchen and sun room.

One of the standout features of this property is the extremely large garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. This expansive area is perfect for families or anyone who appreciates the beauty of nature. Added benefits of communal off street parking.

This home is a fantastic opportunity for those seeking a blend of comfort, space, and a tranquil village lifestyle. Whether you are looking to settle down or invest, Ffynnon Bach is a property that should not be missed.

Tenure- Freehold, EPC Rating - D66, Council Tax Band - C.



Accommodation

Dark anthracite and contrasting white composite and double glazed front door leading into:

Entrance Hall

10'7" x 6'0" (3.25 x 1.83)

Stairs leading to the first floor, uPVC double glazed window to the side elevation, woodgrain effect floor finish, panelled radiator, power points.

Reception room

15'3" x 12'2" (4.67 x 3.73)

An attractive room with wide modern uPVC double glazed window to the front elevation, feature Adam's style fire place and hearth with an inset coal effect electric fire, TV point, fitted shelving to recess, woodgrain effect floor finish, panelled radiator.

Kitchen

18'9" max x 7'10" (5.74 max x 2.41)

Completely refurbished with an extensive range of base and wall mounted cupboards and drawers with a light grey finish to drawer and door fronts and contrasting solid granite and stone effect working surfaces to include an inset white glazed Belfast sink with stainless steel mixer tap above, space for slot in range cooker with LPG gas supply, dark glass up stand and a large extractor hood with lights above, integrated fridge and dishwasher, fitted breakfast bar and further cupboards to one side also providing housing for a modern Worcester oil fired combination boiler providing heating and hot water, down lighters to wall units, woodgrain effect floor finish, modern and vertical column panelled radiator. Leading into:

Day Room

11'5" x 8'0" (3.48m x 2.44m)

Double glazed door to side, wide double glazed window overlooking a secluded patio, panelled radiator.

Bathroom

8'7" x 5'2" (2.64m x 1.60m)

Luxury Bathroom Suite with low flush W.C, white suite with vanity unit and basin, panelled bath with over head shower, floor to ceiling tiles, uPVC window to the side elevation, radiator and extractor fan.

Bedroom One

14'5" x 9'9" (4.416 x 2.973)

A spacious double bedroom with uPVC double glazed window to the front elevation, ceiling down lighters, panelled radiator, power points, door leading into:





En Suite

5'10" x 4'5" (1.793 x 1.367)

Benefiting from space and plumbing for an electric shower, white suite with vanity unit and basin, low flush W.C, fully tiled walls with extractor fan, ceiling down lighters, uPVC doubled glazed window, panelled radiator.

Bedroom Two

13'5" x 9'10" (4.109 x 2.998)

Another good sized double bedroom with uPVC glazed window with pleasing aspect over extensive rear garden, T.V point, panelled radiator, power points.



Bedroom Three

8'8" x 10'5" (2.650 x 3.191)

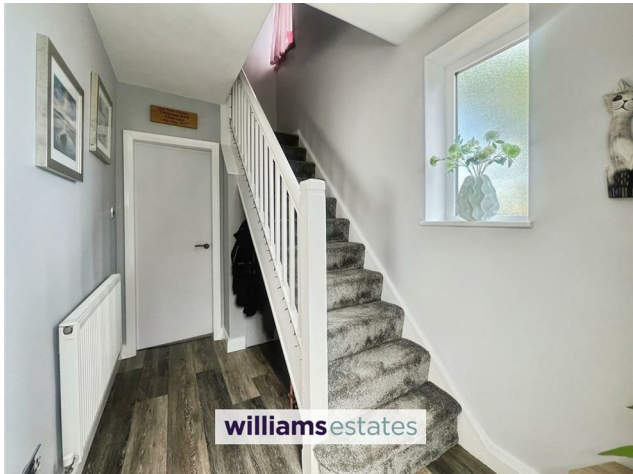
Good sized bedroom with uPVC double glazed window to the rear elevation over looking to beautiful garden, panelled radiator, powered points.

Outside

The property forms part of a small development just outside the village centre. The property stands in a particularly large corner plot with very extensive gardens to the rear and one side. To the front is a small garden with hedge and gated entrance together with slated path and lawn.

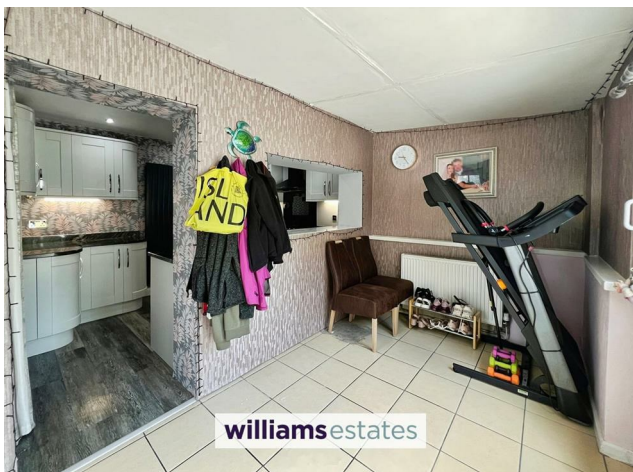
The rear garden can only be fully appreciated upon inspection, it has benefitted from a major programme of landscaping overtaken over several years to provide a very impressive garden.

There are wide flagged and gravelled patios together with two main raised lawned areas interspersed with further paved patios and slated areas. To the rear is a raised hard standing with timber framed, panelled garden shed. The boundaries have also been re-fenced in modern screen panelling. Adjoining the rear is a very useful garden store and further secluded patio area which adjoins the sun room.

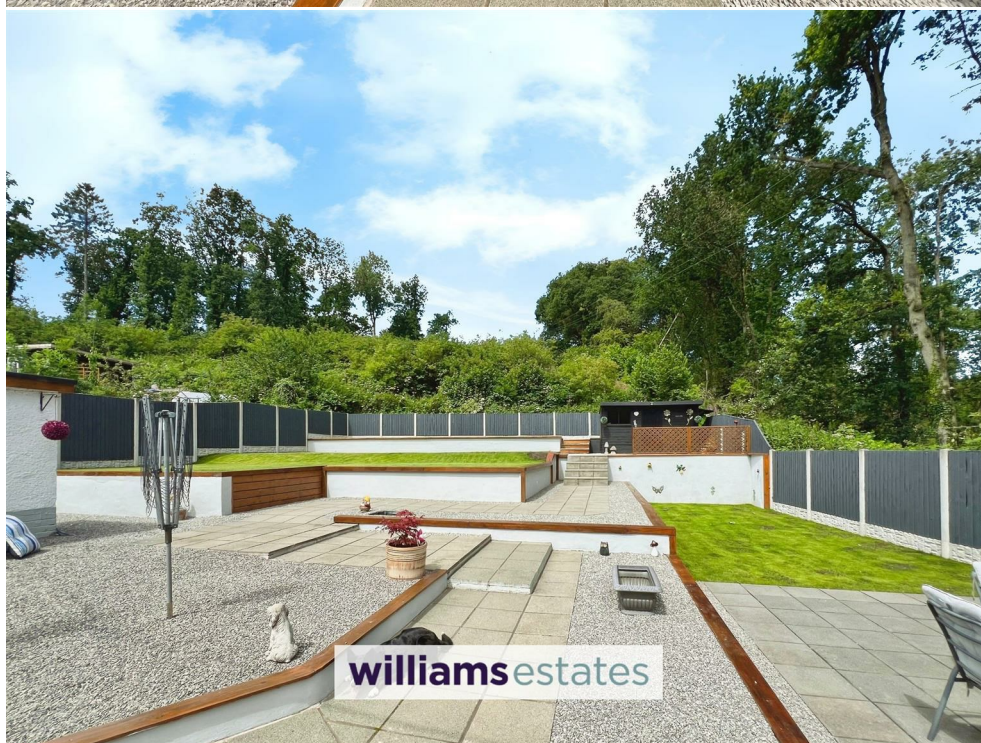


Directions

From our Ruthin office proceed across the square and take the first exit onto Castle Street and follow Corwen Road 1.5 miles continue on to the A494 for 3 miles proceeding through the village of Pwllglas turn left turning signposted Llanellidan. Follow the country lane to the village proceeding over the minor cross roads for 0.3 miles keeping slightly left in 0.6 miles then turn right onto Ffynnon Bach and the property will be located on your right.



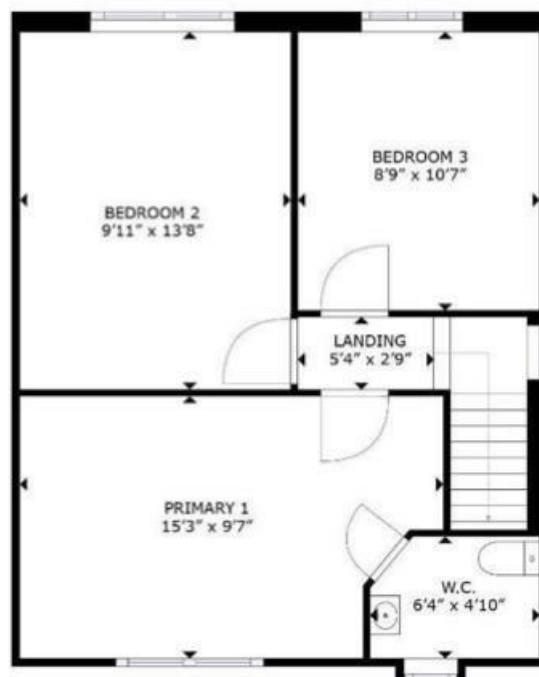






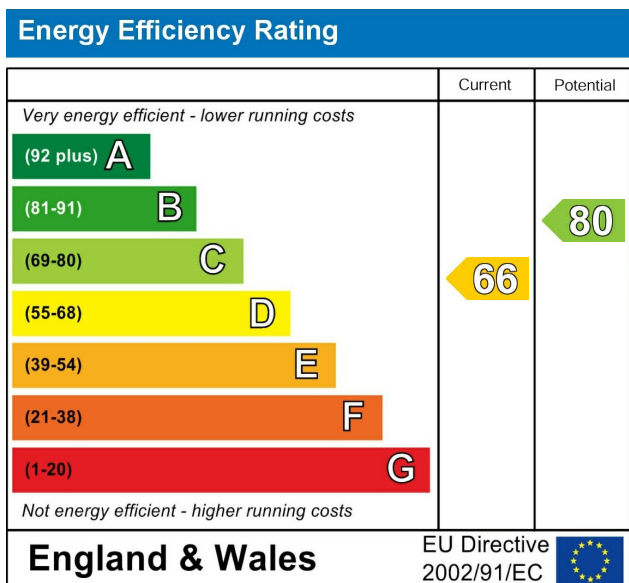


GROSS INTERNAL AREA
FLOOR 1: 513 sq. ft. FLOOR 2: 437 sq. ft.
TOTAL: 950 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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.