



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

£249,950

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EPC - E54 Council Tax Band - D Tenure - Freehold

Parc Y Llan, Llanfair Dyffryn Clwyd

3 Bedrooms - House - Detached

Offered For Sale with NO ONWARD CHAIN a detached three bedroom family home situated in an established in a popular residential area of Ruthin and close to a primary school, set back from the village road and a short distance to village centre, around 2.5 miles from Ruthin town.

The property comprises an entrance hallway, a bright and spacious living room leading into a dining room, a modern and well appointed kitchen, three bedrooms, a luxury bathroom, and uPVC double glazing throughout. A attached garage, front and rear gardens with a drive providing ample parking.



Accommodation

UPVC double glazed door leading into:

Hall

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

Wood grain effect flooring throughout, stairs leading to the first floor and panelled radiator.

Lounge

13'10" x 11'8" (4.24m x 3.58m)

A light and airy room with a large depth uPVC double glazed picture window to the front. TV Point, panelled radiator, powerpoints, square archway to adjoining dining room.

Dining Room

10'0" x 7'10" (3.07m x 2.41m)

Having a uPVC double glazed window overlooking the rear garden, powerpoints and panelled radiator.

Kitchen

10'0" x 9'10" (3.07m x 3.00m)

Having a modern refurbished range of base and wall mounted cupboards and drawers with a light grey wood grain effect to drawers and fronts, contrasting wood effect work surfaces to include an inset four ring Lomona electric hob with stainless steel and glass extractor hood and lights above. Integrated oven, inset single drainer sink with mixer tap, plumbing for washing machine, attractive tiled splash back, deep enclosed under stairs cupboard, panelled radiator. powerpoints, void for fridge freezer.

First Floor Landing

A small uPVC double glazed window to gable with views across the village towards wooded countryside and doors off.

Bedroom One

11'10" x 10'9" (3.61m x 3.28m)

Having a wide double glazed window to the front with southerly aspect over the village towards the Clwydian Hills, Panelled radiator.



Bedroom Two

10'9" x 10'0" (3.28m x 3.05m)

Double glazed window to the rear with views across the village towards Moel Famau, fitted cupboard with radiator and slatted shelving, panelled radiator.

Bedroom Three

7'4" x 7'1" (2.24m x 2.16m)

Double glazed window to the front, open fronted bulkhead storage shelves, panelled radiator.

Bathroom

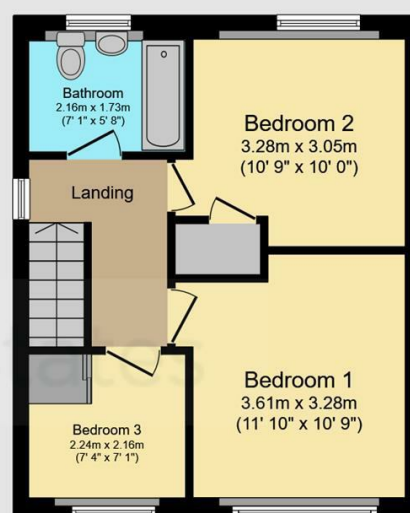
7'1" x 5'8" (2.16m x 1.73m)

Refurbished with a modern white suite comprising panelled bath with grip handles, glazed screen and Triton electric shower over, pedestal wash basin and WC, fully tiled walls to a medium grey wood grain effect finish and a large chrome towel radiator.

Outside

The property stands just off a village road with an open plan lawned garden to front and tarmacadam driveway in providing space for parking two cars and access to an integral garage. Gate access to one side leading to the rear with gravelled and concrete domestic area, large flagged patio and lawn. Modern Worcester oil fired combination boiler providing heating and hot water with bunded oil tank to one side.





Total floor area: 88.8 sq.m. (956 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		77
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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