



Maes Erw Isaf, Llandyrnog, LL16 4BF

From **£425,000**

NEW BUILD FAMILY HOME | 10 YEAR NHBC WARRANTY | AIR SOURCE HEAT PUMP | SOUGHT-AFTER VILLAGE LOCATION

Discover Maes Erw Isaf, an exclusive collection of just eight meticulously crafted new build properties, nestled in the scenic and highly desirable village of Llandyrnog. This home offers contemporary design, high-specification finishes, and an energy-efficient lifestyle, perfectly blending modern living with tranquil village charm.

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1



Council Tax Band: F

Tenure: Freehold

Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 1

NEW BUILD FAMILY HOME | 10 YEAR NHBC WARRANTY | AIR SOURCE HEAT PUMP | SOUGHT-AFTER VILLAGE LOCATION

Discover Maes Erw Isaf, an exclusive collection of just eight meticulously crafted new build properties, nestled in the scenic and highly desirable village of Llandyrnog. This home offers contemporary design, high-specification finishes, and an energy-efficient lifestyle, perfectly blending modern living with tranquil village charm.

Step inside to find a thoughtfully designed interior, beginning with a welcoming open-plan kitchen, dining, and family room – the true heart of this home. This versatile space is ideal for both everyday family life and entertaining, featuring a quality shaker style fitted kitchen with a range of integrated appliances. Aluminium bi-folding doors seamlessly connect this area to the outdoors, bathing the space in natural light and extending your living area. Conveniently located off the kitchen, you'll find a utility room and a ground floor WC/cloaks, which then leads directly into the garage.

Upstairs, you will find four well-proportioned bedrooms, providing comfortable and private spaces for all. Two modern bathrooms serve the household, each finished to a high standard, enhancing the property's contemporary feel.

Further benefits include an efficient air source heat pump system and underfloor heating, ensuring comfort and lower running costs. Each property also provides ample parking for multiple vehicles, and the garage is thoughtfully designed with future development in mind.

Llandyrnog village offers a peaceful atmosphere while providing excellent access to the historic market towns of Denbigh and Ruthin, both approximately 4 miles away. Commuting is convenient with superb road connections via the A55 at Bodfari and the A494 at Mold, placing the North Wales coast, Wirral, Manchester, and Liverpool within easy reach.

With a 10-year NHBC warranty for peace of mind, this home presents an unparalleled opportunity to embrace an elevated lifestyle in a fantastic location. Viewing is highly recommended to appreciate the quality and lifestyle on offer.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Signature Property Partners - Phoebe Allen

07961 633 997 | phoebe.allen@signaturepropertypartners.co.uk | <https://signaturepropertypartners.co.uk/>