



## Llangwyfan, Denbigh LL16 4LU

£295,000

3 Tan Y Ffordd is a well-presented semi-detached property offering versatile living space, modern touches, and enviable outdoor areas. The accommodation includes a spacious lounge with a feature multi-fuel fireplace, a bright kitchen diner with dual-aspect dining area, a snug/home office, utility room, modern bathroom, and three bedrooms (two doubles and one single). Situated in an elevated rural location just 5.5 miles from Denbigh, 10 miles from Mold, and 24 miles from Chester, the home enjoys panoramic south-facing views across the Vale. It makes an ideal family home or countryside retreat.

- Semi-Detached Family Home in Rural Location
- Kitchen Diner with Dual-Aspect Countryside Views
- Modern Fitted Bathroom with Walk-In Shower
- South-Facing Rear Garden with Stunning Views
- Rural Location Surrounded by Stunning Views
- Spacious Lounge with Multi-Fuel Stove
- Three Bedrooms (Two Doubles and One Single)
- Utility Room with Rear Access and Cloaks Area
- Ample Parking with Side Driveway and Garage
- Freehold property; Council Tax Band D



## Hallway

A welcoming hallway with white uPVC front door, vinyl tiled effect flooring, radiator, and staircase rising to the first floor. Doors open into all principal ground-floor rooms.

## Reception Room

A versatile reception room currently used as a snug and office. Carpeted, with radiator and window overlooking the rear garden and enjoying spectacular hill views.

## Lounge

A generous and light-filled lounge with a feature multi-fuel fireplace set on a slate tiled hearth with lined chimney. Alcove log store and shelving. Large double-glazed windows make the most of the sunny aspect and countryside outlook—coved ceiling and radiator.

## Kitchen

Open plan galley-style kitchen fitted with cream units, black granite-effect laminate worktops, stainless steel sink, and black tiled splashback. Space for electric cooker with extractor fan, dishwasher, and tall fridge freezer. A cupboard houses the consumer unit. Window to the front elevation and it opens into the dining room

## Dining Room

Benefits from dual aspect windows, flooding the space with light and showcasing panoramic views of the Vale with radiator and door leading through to the utility room.

## Utility Room

Practical utility room with matching worktops and unit. Space for a washing machine and dryer. Cloaks area with uPVC doors and windows opening out to the rear garden with cat flaps fitted in both doors.

## Landing

Carpeted staircase with spindle balustrade, loft hatch, and window to the front elevation. Doors open to all bedrooms and bathroom.

## Bathroom

Modern fitted bathroom with vanity unit housing sink and WC, wall-mounted mirror, large walk-in shower with PVC panelling and electric shower. Radiator beneath privacy window, and wood-effect flooring.

## Master Bedroom

A comfortable double bedroom, carpeted, with space for wardrobes. Double-glazed window to the rear elevation, enjoying open views. Radiator.

## Bedroom 2

A generous double bedroom with dual aspect windows, providing excellent natural light and countryside views. Ample space for wardrobes and desk. Radiator.



### Bedroom 3

Single bedroom with over-stairs storage, window to the front elevation, and radiator.

### Externally

#### Front Garden

Lawned garden with raised barked border and boundary wall. Hidden to the side of the property is the oil boiler with gated access to the driveway, having parking space for two vehicles and access to the prefab garage.

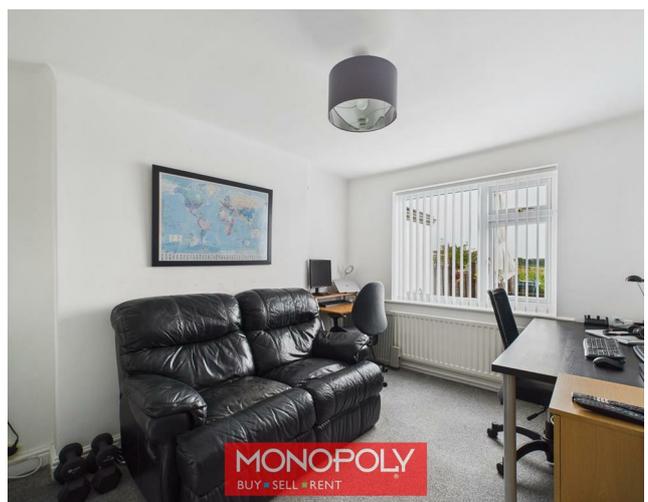
#### Rear Garden

A particular highlight of this home is the south-facing rear garden, designed to take in the breathtaking rural views. Featuring a lawn, paved patio, decking area, timber shed on composite decking, wood-panel fencing, water tap, and gate to the driveway. Housing the oil tank.

#### Additional Information

We are informed that the property benefits from mains electricity, private water supply, private drainage, and oil-fired central heating.

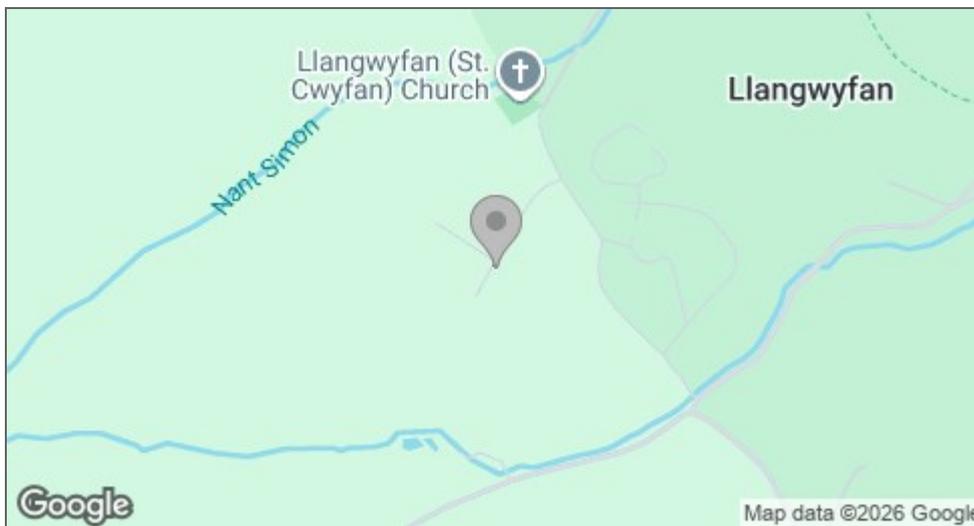












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

