



# Tom Parry

Porth Pennant, Llandrillo, LL21 0SU

£365,000



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Nestled in the charming rural village of Llandrillo, this spacious four-bedroom detached family home offers a delightful blend of modern living and countryside charm. Spanning an impressive 1,668 square feet, the property has been thoughtfully modernised and refurbished, ensuring a comfortable and stylish environment for family life.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The four generously sized bedrooms provide ample space for family members or guests, while the well-appointed bathroom caters to all your needs.

The exterior of the property is equally impressive, featuring mature private gardens that create a serene outdoor retreat. For those with a passion for gardening, the kitchen garden, raised beds, and poly tunnel offer exciting opportunities to cultivate your own produce. Additionally, a chicken house adds a delightful touch for those interested in keeping chickens.

Parking is convenient with ample spaces for vehicles, and the property boasts ample outside buildings, including two garages, providing excellent storage options or potential for further development.

This home is perfect for families seeking a peaceful lifestyle in a picturesque setting, while still being within reach of local amenities. With its combination of space, modern comforts, and beautiful outdoor areas, this property is a rare find in the heart of the Welsh countryside.

Our Ref:- B841

## ACCOMMODATION

The accommodation comprises of the following. All measurements are approximate.

## GROUND FLOOR

### Entrance Hall

14'2" x 5'6" (4.34m x 1.68)

Double glazed door opening into the entrance hall, staircase, Oak veneered flooring and 1 radiator.

### Lounge

23'9" x 15'10" (7.26m x 4.85m )

Large and spacious lounge, dual aspect, lined fireplace housing a multi fuel stove on a raised hearth, oak laminated flooring and 2 radiators.

### Kitchen

14'11" 11'8" (4.55m 3.56m)

With a red enamelled oil fired AGA, twin hot plates and ovens, matching wall and base cupboards, stone effect work surfaces, white glazed sink with mixer tap and drainer. Integrated dishwasher and wine cooler, central breakfast bar, downlights, dual aspect windows, tile effect vinyl flooring extending into inner lobby and understairs area.

### Inner Lobby

Leading into utility room.

### Utility Room

10'0" x 7'10" (3.05m x 2.41m)

Fitted stainless steel topped base units with integrated sink, plumbing for automatic washing machine, wall shelving, cupboard housing a Worcester oil fired boiler, window and stable type composite door out to rear and garden area.

### Independent wc

with pedestal hot and cold wash hand basin, wc, window, wood effect laminated flooring and 1 radiator.

### Study

11'8" x 7'6" (3.58m x 2.31m)

with 1 radiator.

## FIRST FLOOR

### Landing

Built in cupboard housing the cylinder immersion heater and with slatted shelving.

### Bedroom 1

15'5" x 11'8" (4.72m x 3.58m)

Spacious bedroom with dual aspect which includes double glazed French doors opening to a raised decked seating area / balcony. Stunning views towards the Berwyn hills and village. Wood grained effect flooring and 1 radiator.

### Bedroom 2

16'2" x 12'4" (4.95m x 3.78m)

With 1 radiator and downlights, views over the village and beyond.

### Bedroom 3

14'4" x 13'3" (4.39m x 4.04m)

Two windows to the front, 1 radiator and downlights.

### Bedroom 4

13'3" x 11'8" (4.04m x 3.56m)

Two windows, built in cupboard with shelving, 1 radiator.

### Bathroom

9'8" x 9'3" (2.95m x 2.84m)

Modern bathroom with panelled bath (combination shower and tap unit), shower cubicle and glazed screen, fitted cabinet incorporating hot and cold wash hand basin, wc, storage cupboards, heated towel rail and 1 radiator.

## OUTSIDE

### Workshop 1

13'10" x 13'1" (4.22m x 4.01m)

Double glazed window and composite doors to front and rear, spacious area with ladder access to loft area, with electricity and lights.

### Garage

20'11" x 12'11" (6.40m x 3.96m)

Two steel doors leading in from the yard and a up and over door providing car and pedestrian access form village road. With electricity and lights.

### Workshop 2

23'7" x 10'11" (7.19m x 3.35m)

Detached outbuilding providing an extra garage space. Metal doors to the front and up and over door to the rear. With electricity and lights.

### Store Room/Utility

8'5" x 8'2" (2.57m x 2.49m)

Adjoining store room to workshop 2, double glazed window and composite door, currently housing tumble dryer, worktops and with electricity and lights.

### Garden

Access to rear via two timber panelled gates situated to the side of the house, spacious concreted hard standing providing ample parking spaces and yard area, Oil storage tank situated at rear. Wooden garden door leading into rear village pathway. With raised stone edged lawn and established flower and herb borders. Pathway leading to a kitchen garden with raised beds, poly tunnel, large chicken enclosure and established apple, plum and pear trees. Set within mature and private gardens, around 0.2 acres.

## MATERIAL INFORMATION

SERVICES - Mains electricity, water and drainage.

Oil fired central heating.

UPVC double glazing throughout.

Private rear yard with ample parking space

TENURE - Freehold

Rural and village location

Denbighshire County Council, P.O. Box 62, Ruthin, Denbighshire, LL15 9AZ. Telephone: 01824 706000.

Council Tax Band -D

Viewing - strictly via selling agent





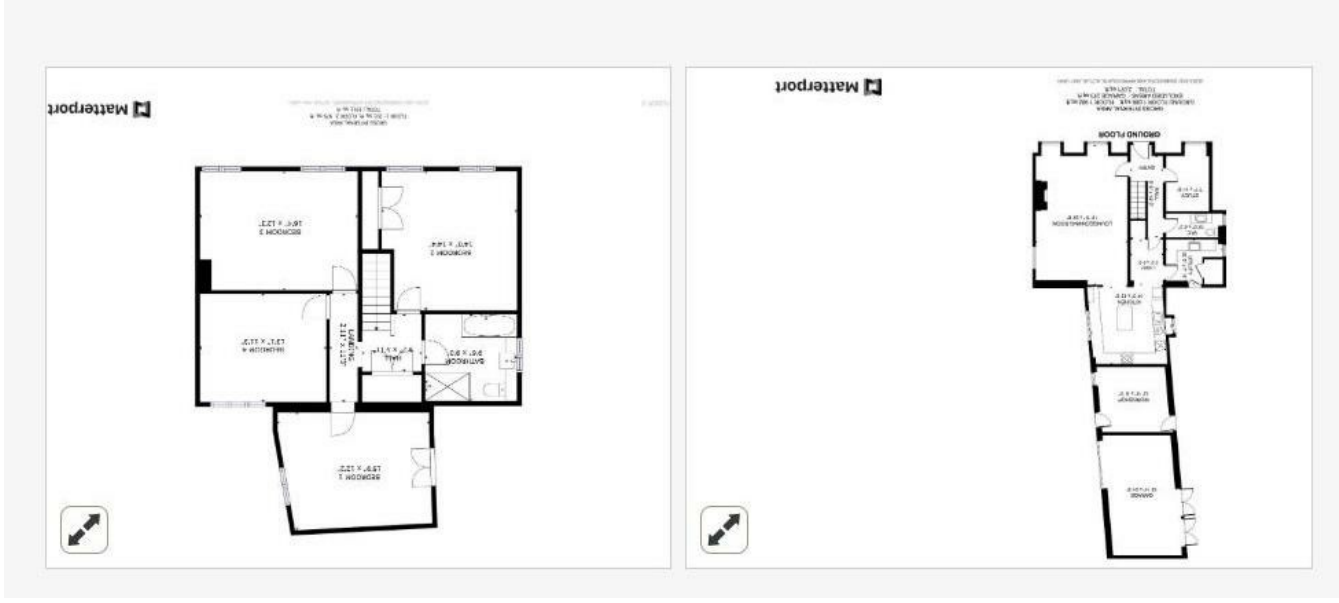






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



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

