



The Gables Llannefydd, Conwy, LL16 5DN

£595,000

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EPC - D68

Council Tax Band - F

Tenure - Freehold

, Llanefydd

5 Bedrooms - House - Detached

NO CHAIN A large detached five bedroom property with a rustic cottage feel, on a quiet cul-de-sac country lane, set in an enviable location with rolling countryside views from every aspect and a only a short ten minute drive from the A55. Conveniently situated for the villages of Henllan and Llanefydd and two local primary schools and the modern needs of the town of Denbigh. Standing in approximately 1 acre of flat land, the property offers versatile accommodation with good sized rooms, including a feature central hallway and galleried landing above, both of which can be used as additional reception rooms. Built to a high standard in 2004, the property benefits from modern living, including two en-suites and parking for several cars. EPC Rating D-68.



Accommodation

Oak effect front door with beveled leaded glass feature opens into:

Dining Hall

19'5" x 14'8" (5.92 x 4.47)

A fabulous room currently used as a reception room, two thermostat controlled radiators, timber panelled walls, timber staircase with turned spindles leading to the gallery landing above, under stairs storage cupboard, coat cupboard, ample power points, leaded oak effect double glazed window to the side elevation. A mains smoke detector.

Living Room

22'0" x 16'1" (6.71 x 4.90)

Double doors lead into the living room, with beamed ceiling, large brick inglenook fireplace with raised hearth, timber lentel, gas point for fire, two double thermostat controlled radiators, five leaded oak effect double glazed windows to three elevations, predominantly overlooking the side and rear of the property. Dimmer switches, ample power points, TV and telephone points.

Utility room

10'9" x 8'8" (3.28 x 2.64)

Beech Block work surfaces with 'shaker style' drawers and base units beneath and wall units over, under unit lighting, deep Belfast sink with swan neck mixer tap, part-tiled walls to splash backs, plumbing for washing machine, Worcester oil fired combination central heating boiler, space for tumble drier, space for tall standing fridge freezer, thermostat controlled radiator, tiled floor, ample power points, oak effect uPVC double glazed window and door to the side elevation.

Kitchen

20'9" x 14'0" (6.32 x 4.27)

An L shaped room measuring 24.6 maximum into the breakfast area measuring 10'6" x 10'5". The kitchen is comprehensively fitted with units, comprising drawer and base units with work surfaces and wall units over, open ended base and open ended wall units, decorative plate rack, glazed and illuminated display cabinets, under unit lighting, large peninsular breakfast bar unit, lighting pelmet with down lighters over three windows and breakfast bar, plumbing for dishwasher, space for large American style fridge freezer with plumbing for water/ice, space for range cooker, extractor hood, tiled splash backs to all work surfaces, useful storage cupboard, two plinth heaters, ample power points, fully tiled floor, open plan breakfast room off the kitchen with matching tiled floor, thermostat controlled radiator, lead oak effect double glazed double doors opening onto the side patio area and leaded double glazed windows to the front and side elevation with stunning rural views. TV point and telephone point. Mains smoke Detector.

Bedroom Five/Reception Room

11'10" x 10'1" (3.61 x 3.07)

With thermostat controlled radiator, power points, TV point and leaded double glazed double doors opening onto the side patio.

Study

10'2" x 6'0" (3.10 x 1.83)

With thermostat controlled radiator and oak effect double glazed window to the side elevation, ample power points and telephone point.

Cloakroom

7'0" x 5'6" (2.13 x 1.68)

White suite comprising low flush WC, pedestal wash basin, floor to ceiling tiling, tiled floor, thermostat controlled radiator, down lighters, leaded double glazed window with opaque glass.

Galleried Landing

22'2" x 11'2" average (6.76 x 3.40 average)

A bright and spacious area with space ideally suited as study/reading area, two double glazed Velux roof windows, two thermostat controlled radiators, power points, wall lights and large airing cupboard. Mains Smoke Detector.

Master Bedroom with Dressing Area

14'0" x 19'2" max (4.27 x 5.84 max)

Having thermostat controlled radiator, leaded double glazed window giving full views of the fields and hills beyond.

The dressing area has double glazed Velux roof window, thermostat controlled radiator and ceiling down lights, ample power points, TV point and telephone point.

En Suite

A wet room with a wall hung wash basin, WC, shower, ceiling down lights, fully tiled walls, thermostat controlled radiator and double glazed Velux roof window.

Bedroom Two With Walk In Wardrobe

13'6" x 10'4" (4.11 x 3.15)

With thermostat controlled radiator and leaded oak effect double glazed window ample power points and TV point

En Suite 2

With pedestal wash basin, WC, shower enclosure, floor to ceiling tiling, tiled floor, thermostat controlled radiator, double glazed Velux roof window. Separate door from bedroom to Walk in Wardrobe with shelving and hanging rails

Bedroom Three

14'10" x 10'8" (4.52 x 3.25)

With thermostat controlled radiator, ample power points, two built in double wardrobes, leaded oak effect double glazed window, with views over the adjacent farm land.

Bedroom Four

11'5" x 9'3" (3.48 x 2.82)

With thermostat controlled radiator and double glazed Velux window, ample power points and TV point.

Family Bathroom

13'6" x 6'5" (4.11 x 1.96)

Large double ended bath with mixer tap, wall hung wash basin with mixer tap, WC, 900ml Quadrant corner shower enclosure with telephonic shower head, thermostat controlled radiator, fully tiled walls, floor tiles, ceiling down lights and Velux window.

Outside

On approaching the property there is a block paved driveway which provides ample off road parking for several vehicles. The property is set in approximately 1 acre of flat land with unspoilt rolling countryside views. The property sits on the middle of the plot and the rear garden is fenced and contains a variety of mature trees and shrubs and a large patio area. The front garden has a variety of trees and shrubs offering privacy. There is also an outside tap.

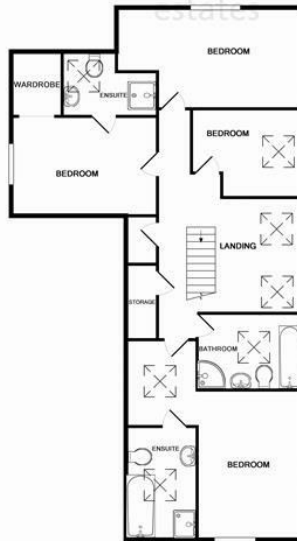
Directions

What3words: ///panting.retailing.defeated





GROUND FLOOR
APPROX. FLOOR
AREA 1481 SQ.FT.
(137.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1218 SQ.FT.
(113.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 2699 SQ.FT. (250.8 SQ.M.)
Measurements are approximate. Not to scale. Specifications subject to change.
Made with SketchUp 2014

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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