



Plot 47, Clos Hendre, Llanfair Dyffryn Clwyd – LL15 2AQ

Fixed Price £399,950

Plot 47, Clos Hendre

Llanfair Dyffryn Clwyd, Ruthin

No Chain, Kensington located on the corner of the Cae Mair Development. This impressive four-bedroom detached house blends contemporary style with practical family living, offering a welcoming and versatile environment throughout. The heart of the home is a spacious, open plan kitchen and living area, featuring a sleek modern kitchen with integrated appliances, a stylish island, and breakfast bar. Large windows and glass-panel doors ensure an abundance of natural light. Upstairs, four generously sized bedrooms offer blank canvases for personalisation, each enhanced by large windows creating a bright, airy atmosphere. Both bathrooms have been thoughtfully designed with modern fixtures and contemporary finishes.

This stunning development is set in the picturesque surroundings of Llanfair D.D with beautiful views across the Clwydian Range and Beyond. All pure homes are decorated to the highest standard. Specification list and energy savings measurement available upon request. A 10 Year insurance backed warranty policy issued by LABC to give you the reassurance you need on construction standard and building regulations.

Council Tax band: TBD. Tenure: Freehold. EPC Energy Efficiency Rating: B. EPC Environmental Impact Rating:



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Accommodation

Composite and double glazed front door leading into:

Entrance Hall

A spacious hallway with doors off:

W.C

6' 9" x 3' 3" (2.06m x 0.98m)

Having a low flush W.C with a vanity wash basin, tiled flooring, radiator and uPVC window to the front elevation.

Reception Room

13' 8" x 18' 8" (4.16m x 5.68m)

A spacious room with large uPVC window giving lots of natural light, radiator, stairs leading up to the first floor and door leading into:

Kitchen/Dining Room

10' 8" x 21' 0" (3.25m x 6.41m)

A gorgeous modern kitchen with a extensive range of base and wall mounted cupboards and drawers with a light finish to drawer and door fronts and contrasting solid Quartz work surfaces to include a stainless steel sink with stainless steel mixer tap above, Zanussi integrated appliances to include single electric oven, combination microwave-oven, four ring induction hob, extract hood, dishwasher, combination fridge / freezer, fitted breakfast bar, downlights and tiled floor finish. With carpet in dining room and patio door leading straight out to the rear garden, large under the stairs storage cupboard and door into:

Utility Room

6' 0" x 10' 8" (1.84m x 3.25m)

Matching base and wall mounted units to the kitchen with laminate worktops, stainless steel sink and drainer with stainless steel mixer tap, plumbing for washer machine, tiled flooring, uPVC window to the rear, internal door into the garage and uPVC door to side elevation.



Landing

Stairs rise from the lounge to the first floor landing with airing cupboards and doors off:

Master Bedroom

14' 3" x 18' 1" (4.34m x 5.50m)

A generously proportioned master bedroom, with uPVC windows to the front elevation, new freshly fitted carpet, radiator and door leading into:

En-suite

3' 7" x 8' 6" (1.09m x 2.59m)

A well appointed room with white vanity wash basin and chrome tap, 'Grohe' thermostatic controlled shower unit with shower screen, low flush W.C, tiled surroundings, chrome heated towel rail, small uPVC window to the side elevation.

Bedroom Two

9' 2" x 17' 0" (2.80m x 5.18m)

Another good sized double bedroom, radiator, large uPVC window to the front elevation with views to the countryside.

Bedroom Three

8' 10" x 12' 5" (2.70m x 3.78m)

A spacious double bedroom, with radiator and UPVC window to the rear elevation.

Bedroom Four

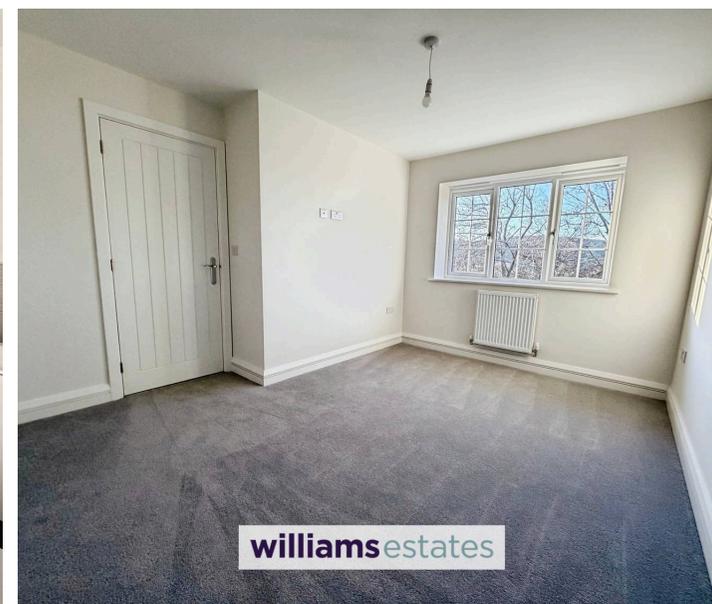
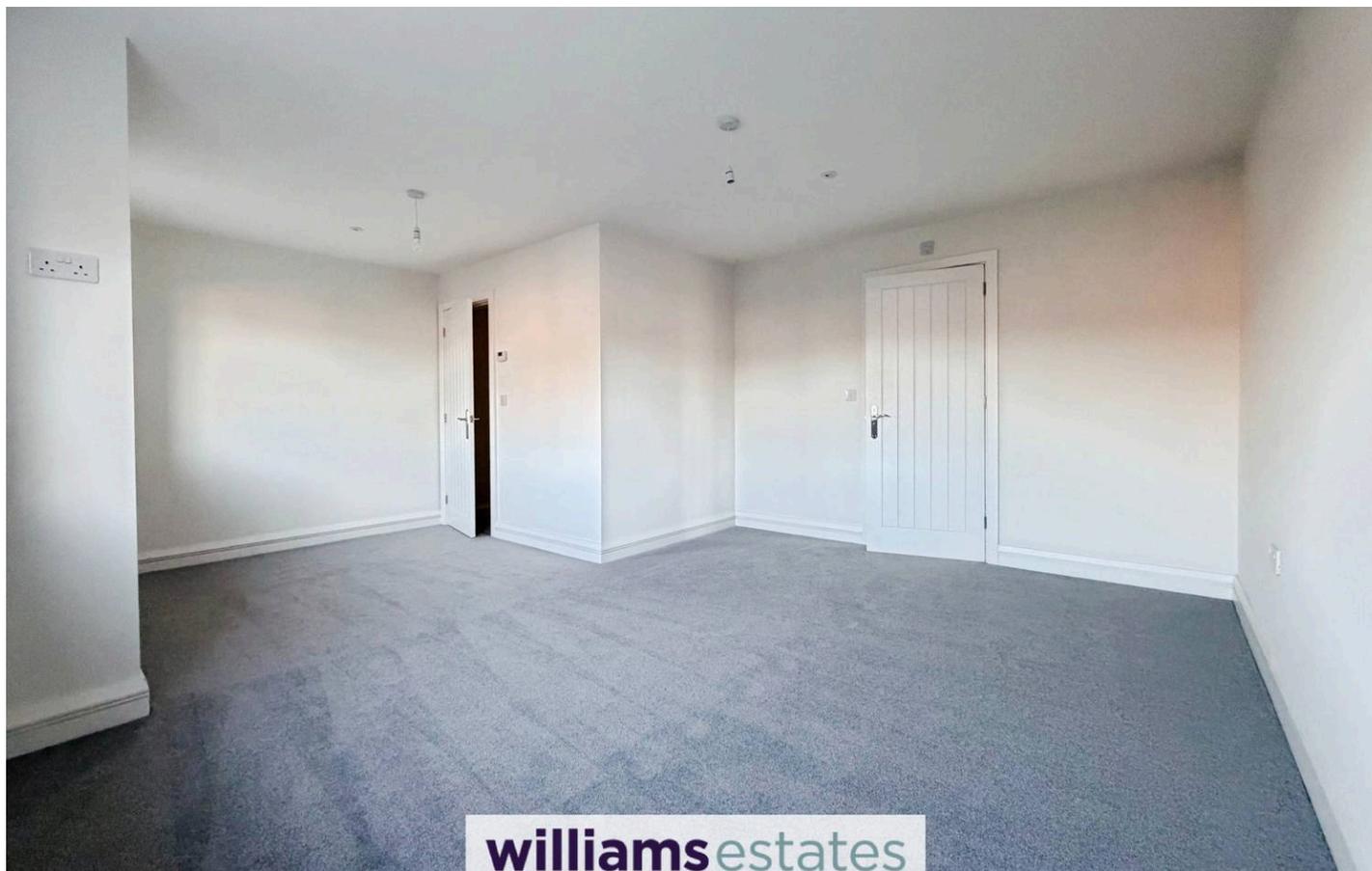
9' 2" x 13' 11" (2.80m x 4.24m)

A further double bedroom with radiator and uPVC window to the rear elevation.

Bathroom

6' 6" x 8' 9" (1.97m x 2.67m)

Luxury Bathroom Suite with low flush W.C, white suite with vanity unit and basin, Chrome taps, Chrome heated towel rail, panelled bath, separate shower cubicle having 'Grohe' thermostatic controlled shower unit, tiled surroundings and uPVC window to the rear elevation.





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Garden

Turf to front and rear gardens, brick pavers to driveway, concrete paving to path & patio area and 1800mm high timber fencing to rear boundaries.

Garage

10' 2" x 19' 8" (3.09m x 5.99m)

An integrated garage with an automatic door, providing secure parking and ample storage.

Driveway

2 Parking Spaces

On street

3 Parking Spaces



Ground Floor

Floor area 73.3 sq.m. (789 sq.ft.)



First Floor

Floor area 73.0 sq.m. (786 sq.ft.)

Total floor area: 146.3 sq.m. (1,574 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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