



32a Parc Y Llan, Llanfair Dyffryn Clwyd – LL15 2YL
£220,000 | Tenure – Freehold | EPC Rating – TBC | Council Tax Band – C

32a Parc Y Llan

Llanfair Dyffryn Clwyd, Ruthin

A three-bedroom semi-detached property is an ideal family home, nestled in the serene setting of a quiet estate in the semi-rural village of Llanfair Dyffryn Clwyd. The property boasts an entrance porch, living room, recently fitted modern kitchen diner, three bedrooms and a family bathroom. Externally, the property offers a low-maintenance rear garden and a driveway to the front, providing off-street parking

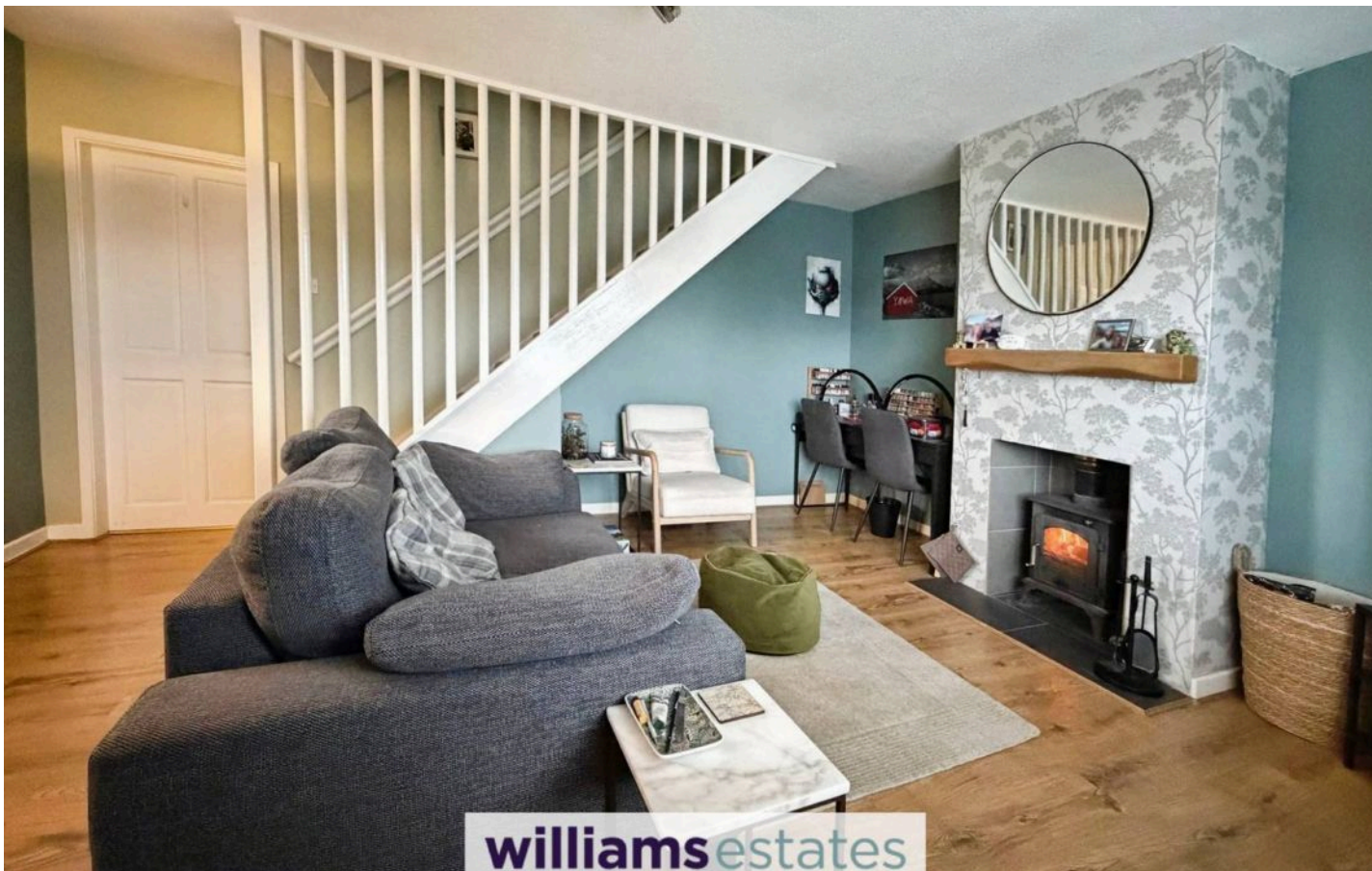
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: C





Accommodation

uPVC single door leading to

Living Room

15' 8" x 13' 4" (4.78m x 4.06m)

A bright and spacious with laminate flooring, uPVC double glazed window to the front and side elevation, multi fuel, log burner on slate hearth, double radiator, door off to kitchen and staircase to first floor.

Kitchen

15' 7" x 15' 7" (4.75m x 4.76m)

With wood effect flooring, wall draw and base units with worktops above, stainless steel sink and drainer with mixer tap, plumbing for washing machine, void for dishwasher, laminate worktops, integrated electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to the rear elevation, double french doors leading to the rear garden.

Landing

Stairs from the reception room up to the first floor, including a pull down ladder access to the attic

Bedroom One

12' 4" x 8' 11" (3.76m x 2.72m)

Two uPVC double glazed windows to the front and side elevation, double radiator and built in storage cupboard.

Bedroom Two

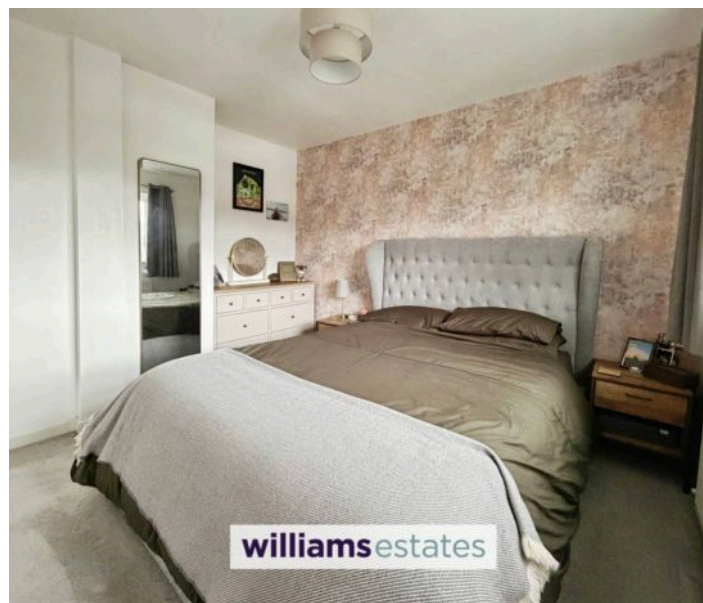
9' 1" x 11' 6" (2.77m x 3.51m)

A bright and roomy, uPVC double glazed window to the rear elevation and a double radiator.

Bedroom Three

6' 10" x 6' 6" (2.08m x 1.98m)

With uPVC window to front elevation and single radiator



Bathroom

6' 8" x 6' 3" (2.03m x 1.91m)

Three piece suite, partially tiled, low flush W.C, pedestal wash basin, bath tub with electric shower over, uPVC double glazed obscure window to the rear elevation.

Outside

Slabbed patio, partially laid to lawn, pebbled seating area, detached garage, and bound by timber fencing.

Garage

Available access for cars and full electric within

Directions

From our Ruthin office proceed down Well Street, bear right at the T-junction, follow the road out of town for some two miles and upon entering the village of Llanfair DC take the right turn immediately opposite the White Horse Inn, signposted Pwllglas. Continue for some 350 metres and take the right turn into Parc Y Llan, follow the road to the end of the cul-de-sac and the property can be found at the top.



**Outside**

Slabbed patio, partially laid to lawn, pebbled seating area, detached garage, and bound by timber fencing.

Garage

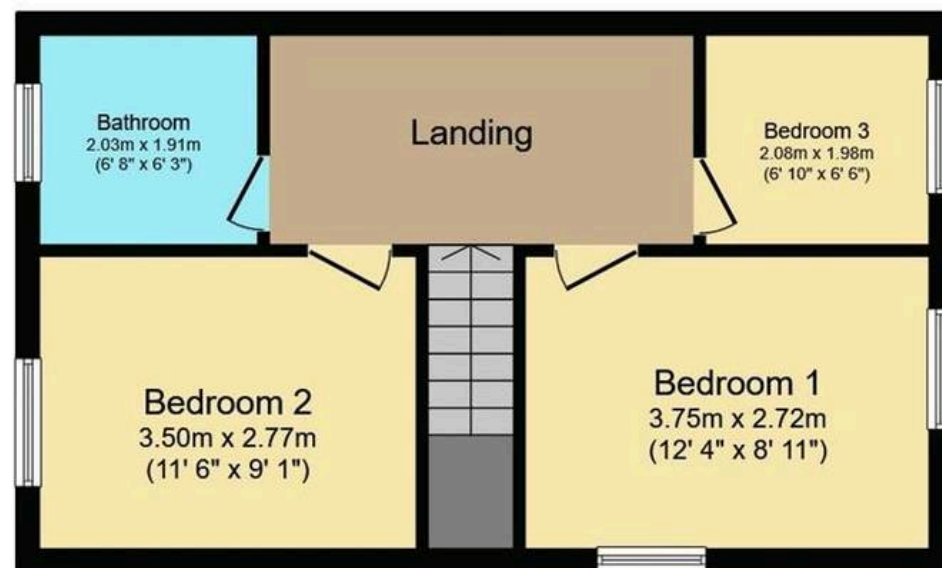
Available access for cars and full electric within

OFF STREET**ALLOCATED PARKING****DRIVEWAY**



Ground Floor

Floor area 40.3 sq.m. (434 sq.ft.) approx



First Floor

Floor area 39.3 sq.m. (423 sq.ft.) approx

Total floor area 79.6 sq.m. (857 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Williams Estates Ruthin Office

Williams Estates, 2 St. Peters Square - LL15 1AA

01824704050 • Ruthin@williamsestates.com • www.williamsestates.com

Whilst every care has been taken to prepare these particulars, they are issued by Williams Estates Direct Limited, trading as Williams Estates, for guidance purposes only and do not constitute any part of an offer or contract. All measurements are approximate and provided for general guidance only. Whilst every effort has been made to ensure their accuracy, they should not be relied upon, and prospective purchasers are advised to recheck the measurements