



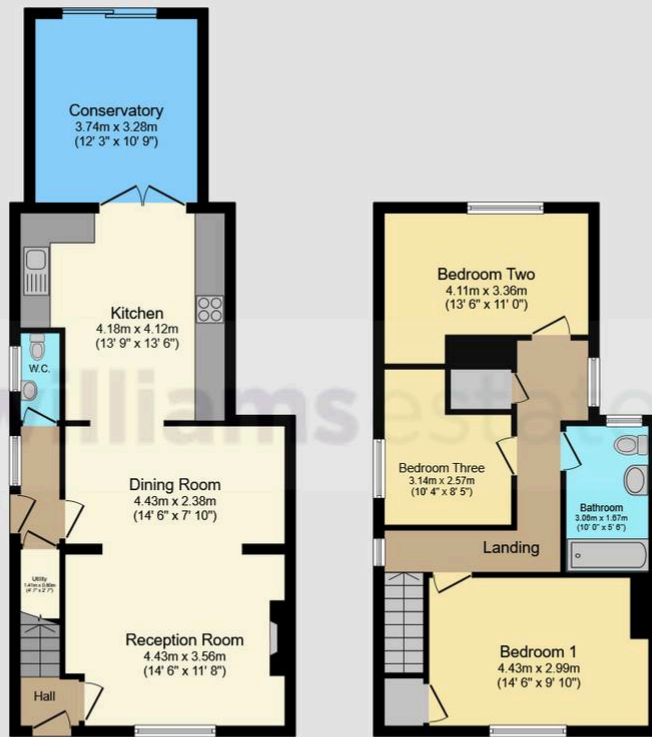
1 Bro Gynan, Llanfair Dyffryn Clwyd - LL15 2EW

£300,000 Freehold

Situated in the highly sought-after village of Llanfair Dyffryn Clwyd, this well presented three-bedroom semi-detached family home offers a superb blend of comfort and practicality. The property boasts an entrance porch, spacious living and dining area, large kitchen, conservatory, three well-proportioned bedrooms and a family bathroom. The extensive rear garden enjoys stunning views towards the Clwydian Mountain Range. Ample off-street parking for multiple vehicles. This property presents a fantastic opportunity to enjoy village living in a picturesque setting, with convenient access to local amenities and transport links. Whether you are seeking your first family home or looking to upsize, this delightful house combines comfort, practicality, and a wonderful location, making it a must see.

Council Tax band: C

Tenure: Freehold



Ground Floor Floor area 62.6 sq.m. (674 sq.ft.) **First Floor** Floor area 49.8 sq.m. (536 sq.ft.)

Total floor area: 112.5 sq.m. (1,211 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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