

# williams estates



## Dairy Cottage, 2 Pen Y Groes Llandyrnog, Llandyrnog, Denbighshire, £220,000

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EPC - C72 Council Tax Band - C Tenure - Freehold

# , Llandyrnog

## 3 Bedrooms - House - Terraced

Available for sale a well presented, charming terrace cottage set in lovely gardens, also boasting stunning views over the rolling country side. Being situated in the lovely village of Llandyrnog which boasts a local shop, church, chapel, primary school and Inn. The accommodation comprises living room, dining area, kitchen, three bedrooms one with En suite and family bathroom. Added benefits include double glazing, central heating and parking for two cars.. Must view to fully appreciate.

### Accommodation

Having double glazed door with glass panel

### Living Room

15'6" x 11'5"

Having feature recess fireplace with slate hearth, panelled radiator, power points and large double glazed window to the front elevation enjoying views of the open countryside.

### Dining Area

6'10" x 13'9"

Opening to the kitchen with panelled radiator, power points and inset spotlighting

### Kitchen

12'6" x 10'2"

A range of drawer and base units with work surfaces over, with inset stainless steel sink with mixer tap. Integrated electric oven with gas hob and extractor hood over, plumbing for washing machine, void for fridge, gas central heating boiler, half tiled walls, tiled floor, inset spotlighting, large double glazed window to the rear garden and double glazed door giving access to the rear garden

### Bathroom

5'6" x 9'9"

A modern bathroom in white comprising panelled bath with mixer tap, heated towel rail, low flush w.c, half tiled walls, tiled floor, inset spotlighting, extractor fan and double glazed window to the rear elevation

### Landing

Having smoke detector, loft access and spindled balustrade.

### Bedroom One

11'5" x 9'8"

A good size room having double glazed window to the rear elevation enjoying views of the countryside, double panelled radiator and power points

### En Suite

3'9" x 8'1"

Having walk in shower with thermostatic shower, pedestal wash basin, w.c, part tiled walls, oak floor, heated towel rail and extractor fan

### Bedroom Two

8'3" x 11'6"

Having double glazed window to the front elevation overlooking the open fields, radiator and double panelled radiator.

### Bedroom Three

6'11" x 11'8"

Having double glazed window to the front elevation enjoying views of the open countryside, double panelled radiator and power points.

### Outside

0'0" x 0" "

The front of the property is mainly gravelled for ease of maintenance. A pathway leads to the front door. The rear garden is charming and is a good size mainly laid to lawn with planted borders and bounded by fencing, mature shrubs and hedging with a sunny aspect great for Alfresco Dining. Brick built outbuilding and further area for parking for two cars.

### Accommodation

Double glazed door with glass panel leads into:

### Entrance Porch

With hanging space, tiled flooring and door into:

### Lounge

15'6" x 11'5"

Having feature recess fireplace with slate hearth and inset multi fuel burning stove, radiator, power points and large double glazed window to the front elevation enjoying views of the open countryside.

Stairs off to first floor accommodation.

### Dining Area

13'9" x 6'10"

Opening to the kitchen with panelled radiator, power points and inset spotlighting.

### Kitchen

12'6" x 10'2"

Having a range of drawer and base units with work surfaces over, with inset resin sink with instant water boiler tap. Integrated electric oven with induction hob and extractor hood over, plumbing for washing machine, integrated fridge and dishwasher, gas central heating boiler, half pvc wall panels, tiled floor, inset spotlighting, large double glazed window to the rear garden and double glazed door giving access to the rear garden.



### Bathroom

9'9" x 5'6"

A modern bathroom in white comprising panelled bath with mixer tap, heated towel rail, low flush w.c, half tiled walls, tiled floor, inset spotlighting, extractor fan and double glazed window to the rear elevation

### First Floor Landing

Having smoke detector, loft access and attractive spindled balustrade.

### Bedroom One

11'5" x 9'8"

A good size room having double glazed window to the rear elevation enjoying views of the countryside, double panelled radiator and power points

### En suite

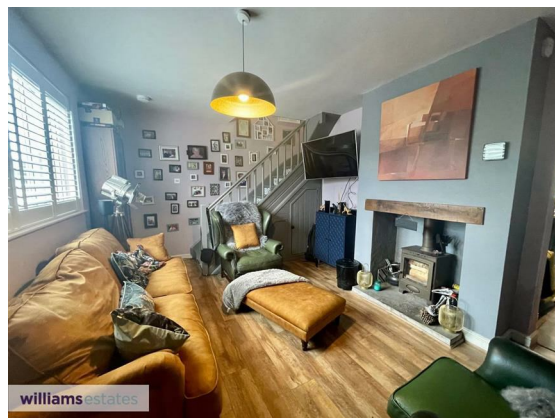
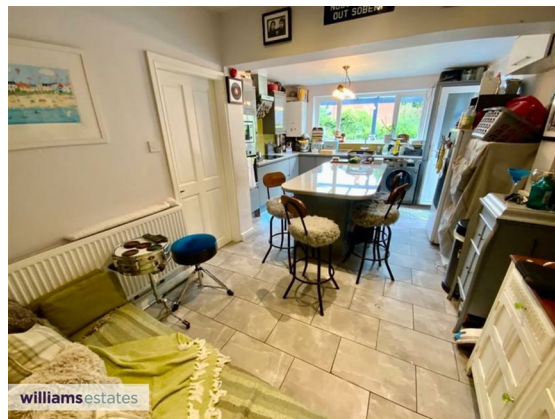
Having walk in shower with thermostatic shower, pedestal wash basin, w.c, part tiled walls, oak floor, heated towel rail and extractor fan

### Bedroom Two

### Outside

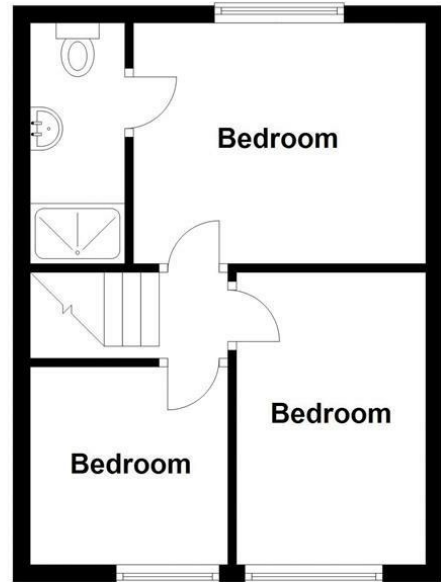
The front of the property is mainly gravelled for ease of maintenance.

The rear garden is charming and is a good size with planted borders, slate paving for low maintenance and bounded by fencing, with a sunny aspect great for Alfresco Dining. Brick built outbuilding and further area for parking for two cars.





**Ground Floor**  
Approx. 41.5 sq. metres (446.9 sq. feet)



**First Floor**  
Approx. 29.0 sq. metres (311.9 sq. feet)

Total area: approx. 70.5 sq. metres (758.9 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 817417

[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)

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.