



**7 Bryntirion, Henllan, Denbigh,
Denbighshire, LL16 5YL**

£275,000



EPC - null Council Tax Band - Tenure - Freehold

Bryntirion, Denbigh

4 Bedrooms - Bungalow - Detached



Description

A well presented four bedroom detached bungalow comprising a large living room, impressive kitchen/diner, four bedrooms, modern bathroom, additional WC, off street parking and generously sized rear gardens.

Henllan is a quiet village which sits approximately 2.5 miles from the historical market town of Denbigh with a range of shops, schools, leisure centre and other amenities.

The A55 Expressway at St. Asaph is 7 miles away which provides ease of access along the North Wales Coast to Chester and the motorway network beyond.

Accommodation

Via a modern uPVC front door leading into the ;

Inner Hallway

An extremely spacious hallway with lighting, power points, radiator, in-built storage cupboards, loft access hatch and doors into further accommodation.

Living Room

13'9" x 13'1" (4.19 x 3.99)

A bright and airy room with lighting, power points, radiator, wall-mounted electric fire and two uPVC double glazed windows ; one to the front and one to the side.

Kitchen/Diner

15'1" x 12'4" (4.60 x 3.76)

Comprising a range of wall, drawer and base units with complementary worktops over, integral appliances such as ; fridge/freezer, double oven and hob with extractor hood above, integral dishwasher, ample space for a large family dining table, in-set spotlighting, radiator, power points, a uPVC double glazed window into the garden and matching uPVC double glazed sliding patio doors providing access into the rear garden.

Downstairs WC

4'5" x 3'3" (1.35 x 0.99)

Having a low flush WC, vanity hand wash basin, lighting and a uPVC double glazed obscure window to the rear.



Bedroom One

11'9" x 11'3" (3.58 x 3.43)

Having lighting, power points, radiator, in-built walk-in wardrobe and a uPVC double glazed window to the front.

Bedroom Two

10'11" x 9'10" (3.33 x 3.00 (3.32 x 2.99))

Having lighting, power points, radiator and a uPVC double glazed window to the front.

Bedroom Three

10'11" x 8'11" (3.33 x 2.72)

Having lighting, power points, radiator and a uPVC double glazed window to the rear.

Bedroom Four

11'10" x 7'10" (maximum x maximum) (3.61 x 2.39 (3.60 maximum x maximum))

Having lighting, power points, radiator and a uPVC double glazed window to the front.

Bathroom

6'4" x 5'6" (1.93 x 1.68)

Fitted with a three-piece modern suite comprising low flush WC, vanity hand wash basin, panel bath with wall-mounted shower over, wall mounted heated towel rail, PVC boarded walls and a uPVC double glazed obscure window to the rear.

Outside

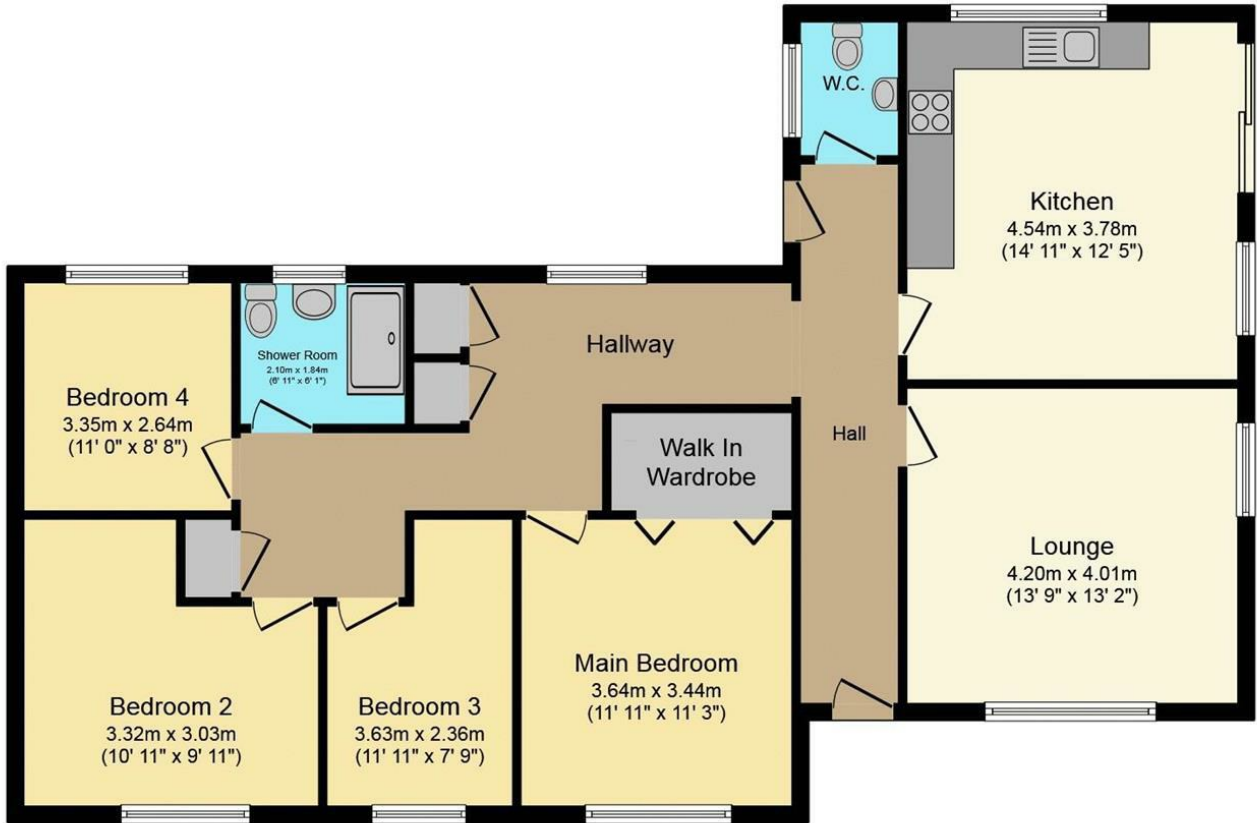
To the front the property benefits from low-rise fencing and a handful of bushes and shrubs. Boasting ample off street parking with the frontage being primarily laid with paving.

The property benefits from well-maintained rear gardens being primarily laid with lawn and having a paved patio area creating the perfect space for outdoor dining and entertaining. Entirely bound by timber fencing for privacy and having ample space for storage sheds with a timber structure currently being used as a home-gym.

Directions

From our Denbigh office head up the high-street toward the roundabout. At the roundabout take the second exit onto Henllan Street, follow the road into the village of Henllan as you come into the village, Bryn Tirion is the second turning on your right hand side. Once you have turned onto Bryn Tirion, take the left turning onto the continuation of Bryn Tirion and the property can be found about halfway down by way of our For Sale Board.





Floor Plan

Total floor area 113.1 m² (1,218 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

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

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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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