

williams estates



**4 Tan Y Bryniau, Denbigh, Denbighshire,
LL16 3JG**

£280,000

 4  3  2  C

EPC - C73

Council Tax Band - D

Tenure - Freehold

Tan Y Bryniau, Denbigh

4 Bedrooms - House - Detached

Video Tour Available... A well presented four bedroom detached house occupying an enviable position on this popular residential development in the market town of Denbigh located close to all local schools and amenities. This ideal family home affords spacious accommodation comprising entrance hall, downstairs cloaks, lounge, kitchen/ diner, utility room with pantry/ laundry room off. To the first floor, four bedrooms, master with en-suite and family bathroom. The property is situated on a good size plot which offers a driveway and garage. Added benefits include gas central heating, uPVC double glazing and a fabulous rear garden. Viewing is recommended. EPC Rating C 73

Description

The property is ideally situated within proximity to local schools, shops and town amenities, as well as being with easy access of the A55 expressway providing road links towards Conwy, Chester and the national motorway network.

Denbigh is a picturesque market town and one of the most historic towns in North Wales, with a lively art scene and a fine range of independent shops, cafés, pubs and restaurants.

Attractions in the town include Denbigh Library, Denbigh Castle and the castle walls, museums, Theatr Twm o'r Nant and medieval parish church St Marcella's.

Denbigh Cricket Club is one of the oldest cricket clubs in Wales having been established in 1844.

Accommodation

Modern double glazed door leads into:

Entrance Hall

A spacious entrance hall with power points, radiator, tiled flooring and further accommodation off.

Lounge

11'3" x 14'5"

Feature fireplace with log burner on a slate hearth, radiator, power points and uPVC bay window to the front elevation.

Double doors lead into:

Kitchen/ Diner

21'1" x 10'1"

Offering a range of wall, drawer and base units with work surfaces over, void for Range Master and extractor hood above with tiled splash back, stainless steel sink with drainer, space for tall standing fridge freezer, breakfast bar area, radiator, power points, inset spotlighting, part tiled flooring and laminate, uPVC window to the rear, uPVC sliding doors lead to the rear garden.

Utility room

7'6" x 7'1"

Continued wall and base units with work surface over, black matte sink with mixer tap, space for dishwasher and fridge/ freezer, plumbing for washing machine, gas central heating boiler, extractor fan, continued tiled flooring, power points, uPVC window to the rear and further double glazed door leads out to the garden.

Pantry/ Laundry Room

7'10" x 7'9"

A spacious pantry/ further laundry room with ample shelving, larger than average white ceramic caravan bath, power points and access to the garage.

Downstairs Cloaks

5'9" x 3'1"

Offering a low level W.C, corner pedestal basin with tiled splash back, radiator and obscure double glazed window to front elevation

First Floor Landing

Turned staircase leads to the first floor landing with airing cupboard.

Master bedroom

14'8" x 9'10"

A spacious master with radiator, power points and uPVC box bay window to the front.

En-suite

3'1" x 7'5"

In white a fully tiled shower enclosure, low level W.C, pedestal wash basin, radiator and double glazed window to side.

Bedroom Two

9'4" x 9'11"

Having radiator, power points, fitted wardrobes with sliding mirrored doors and double glazed window to the rear elevation

Bedroom Three

10'11" x 8'1"

With radiator, power points, fitted wardrobes with sliding mirrored doors and uPVC window to the rear.

Bedroom Four

7'3" x 11'0"

With radiator, power points and uPVC window to the front.

Bathroom

7'5" x 5'9"

Offering a white modern suite with low flush W.C, pedestal basin, jacuzzi bath, radiator, part tiled walls, extractor fan and uPVC double glazed window to the side.

Garage

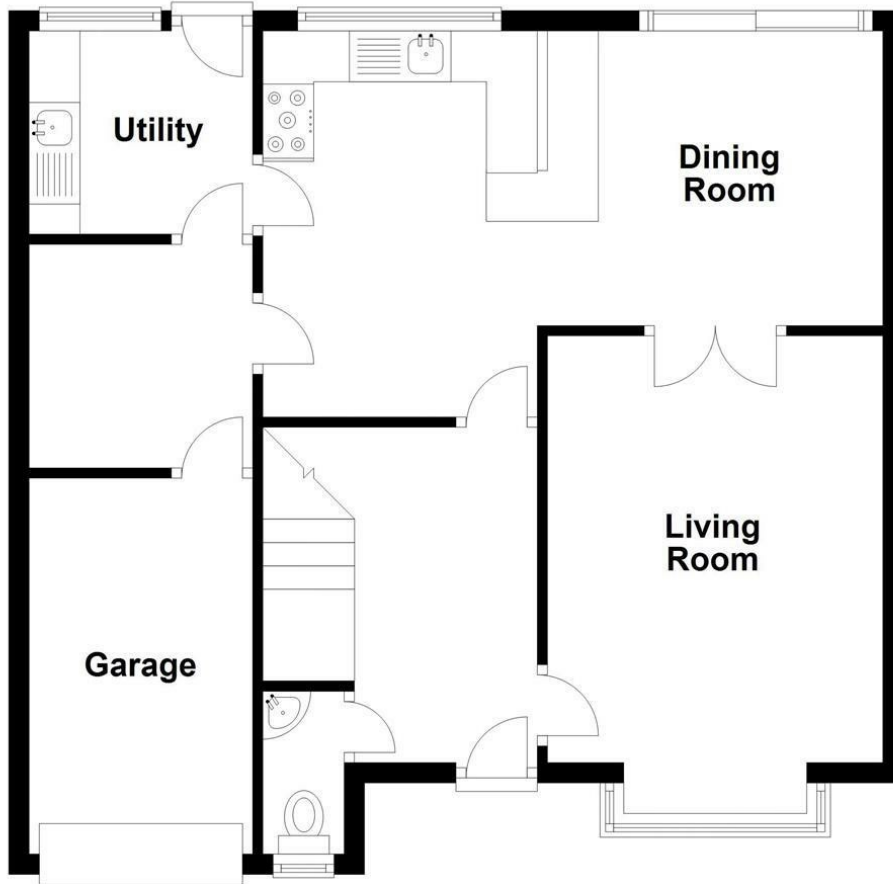
With up and over door, light and power supply and personal door leading to the utility room.

Outside

The property is approached via a double width driveway with lawned area and mature shrubs.

Having a private rear garden enjoying a sunny aspect with an attractive patio area adjoining the rear of the property, lawned garden area and panelled fences to side which offer privacy.





Ground Floor

Approx. 63.7 sq. metres (685.9 sq. feet)

Total area: approx. 109.3 sq. metres (1176.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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.