

williams estates



**5 Plas Yn Green Mold Road, Denbigh,
Denbighshire, LL16 4BH**

£325,000

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EPC - E42 Council Tax Band - C Tenure - Freehold

Mold Road, Denbigh

1 Bedrooms - House - Detached

A delightful, highly specified one bedroom detached barn conversion with a large enclosed garden which boasts outstanding views over the Vale of Clwyd with approx 3 acres of land. Set within a private courtyard with four other barn conversions. To the front is a Private brick paved parking for two cars. The property is situated on the outskirts of the town and is approximately 6 miles from the A55 expressway. EPC rating D 56.



Description

This fabulous property comprises of a modern open plan kitchen, living area benefiting from breathtaking views and patio doors providing access into the garden. To the first floor is a well presented modern bathroom comprising of a four piece suite and a spacious master bedroom.

To the outside the property is approached by a gated courtyard with electric/remote controlled gates leading to a large shared forecourt where the property is located and benefits from a private brick paved driveway with parking for two cars. To the rear garden which benefits from stunning views over the Clwydian range and is set in approx 3 acres of land.

The property also has planning permission for an extension.

Accommodation

A double glazed wood panelled door leads to:

Kitchen/Dining

21'0" x 14'2"

A spacious room with a range of burgundy coloured wall, drawer and base units, stone light coloured worktops, inset stainless steel sink with preparation bowl, mixer tap and splash back, matching island unit and range of appliances to include 'Leisure' range style cooker with fitted cooker hood above, integrated dishwasher, fridge/freezer and washing machine, ceramic tiled floor, radiator, power points, telephone point, central heating control, turned solid oak staircase with storage cupboard beneath, cupboard housing the gas LPG Worcester Bosch boiler and two double glazed windows with wood panelling beneath which overlooks the courtyard.



Living Room

16'1" x 12'4"

A lovely room with high vaulted ceilings and exposed oak beams, double glazed windows to three sides with matching French doors leading out to the rear garden which enjoys views over the countryside across the Clwydian range, tiled floor, radiator, thermostatic control, dimmer switches, power points, TV point, telephone point and integrated speakers for music system.

Landing

Exposed beam and double glazed Velux roof light. Solid oak internal doors leading to all rooms.

Master Bedroom

14'1" x 13'7"

An attractive room with vaulted ceiling and exposed oak beams, radiator, power points, integrated speakers for music system and two double glazed windows.

Bathroom

9'1" x 5'4"

A luxury four piece bathroom suite comprising of corner shaped bath with mixer shower tap, separate shower enclosure with glazed screen and Mira shower valve, vanity unit with wash basin and cupboard beneath, low level WC, attractive part tiled walls with feature dado tile, ceramic tiled floor, exposed beams, integrated speakers for music system and a double glazed window with frosted glass.

Outside

The property forms part of a small gated courtyard with electric/remote controlled gates leading to a large shared forecourt. Private brick paved parking for two cars extends to the front of the property. Outside is set in approx 3 acres. A timber gate leads to the garden. A large enclosed walled garden extends to the rear with superb views over the surrounding countryside. Also having a natural stone patio area with lighting.

Directions

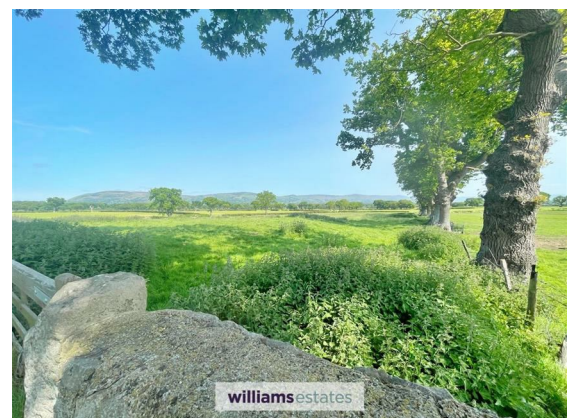
Proceed from our Denbigh office down Vale street. At the traffic lights turn left onto Rhyl road. Proceed along at the roundabout take the 2nd exit off signposted Mold/Bodfari. Continue along this road and the development can be seen on the right hand side.

Planning Link

<https://planning.denbighshire.gov.uk/planning/search-applications?>

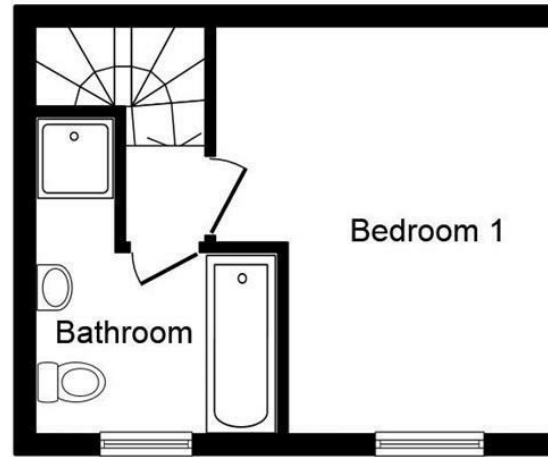
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Ground Floor



First Floor

Plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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		57
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 817417

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.