



## Bro Garn, 36 Glasfryn, Henllan, Denbigh, Denbighshire, LL16 5AQ

**£350,000**



**EPC - null    Council Tax Band - E    Tenure - Freehold**



# Glasfryn, Denbigh

## 4 Bedrooms - Bungalow - Detached

**\*\*NO CHAIN\*\*** - A deceptively spacious four bedroom detached bungalow located in the village of Henllan. Occupying an attractive position within its own grounds and private driveway, located just 2.5 miles from Denbigh Town. Benefiting from ample off road parking for several vehicles, garage, good size enclosed rear garden with patio areas and double glazing. Viewing is highly recommended. EPC Rating B 86.



### Description

Comprising of entrance hall, cloakroom, large family lounge, dining room with access into the kitchen, shower room, three bedrooms and second sitting room. To the first floor, bedroom four with stunning views.

Henllan is a popular rural village located approximately 2.5 miles from the town of Denbigh providing a wide range of shops and facilities catering for most daily needs including schools, supermarkets and leisure centre. The village provides a general store/post office, a village inn, primary school and church. The area is within easy access of the A55 Expressway at St Asaph which provides excellent links along the North Wales coast, towards Chester and the motorway network beyond.

### Accommodation

Covered front entrance with uPVC double glazed front door leads into:

#### Entrance Hallway

Wood effect laminate flooring, radiators, power points and two storage cupboards.

#### Cloakroom

6'8" x 2'5"

A modern white suite comprising pedestal basin, low flush WC. part tiled walls, radiator and uPVC double glazed window to the front.

#### Lounge

19'0" x 15'2"

A spacious lounge with stone built feature fireplace, radiators, power points and uPVC double glazed bay window to the front elevation.

Double doors leading into the dining room.

#### Dining Room

10'3" x 9'11"

Having radiator, power points and uPVC sliding door leading to the rear patio.



## Kitchen/Breakfast Room

15'4" x 10'6"

Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink, Kenwood stainless steel range electric cooker with matching cooker hood above, two glazed display cabinets, integrated dishwasher, plumbing for washing machine and space for fridge freezer and tumble dryer. Tiled flooring, radiator, power points, two uPVC double glazed windows to the rear and further uPVC exterior door leads to the rear garden.



## Shower Room

9'11" x 6'5"

A white suite with low flush W.C, vanity unit and basin, large corner shower cubicle with Mira Excel shower valve, part tiled walls, heated towel rail, extractor fan and uPVC obscure glazed window to the rear.

## Bedroom One

12'7" x 11'4"

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

## Bedroom Two

13'4" x 9'2"

With radiator, power points and uPVC double glazed window to the rear.

## Bedroom Three

9'11" x 7'11"

With radiator, power points and uPVC double glazed window to the rear.



## Sitting Room

14'8" x 15'5"

A spacious second sitting room with radiators, power points and uPVC sliding door leads to the front.

Internal access to the garage and enclosed staircase to the first floor.

## Bedroom Four

13'9" x 10'0"

Timber framed double glazed window to the side elevation, Velux double glazed roof light, double panel radiator, power points, and access to either side to useful under eaves storage areas.



## Garage

27'3" x 10'0"

A large attached garage with up and over door, high level single glazed window, range of base and wall cupboards.

Power, light and water connected.

## Outside

The property is approached via a good size private drive with double metal gates, leading to a further large turning area for ample off road parking.

The rear garden is a good size being enclosed and private. Lawned garden with panel fencing around and raised timber decked patio area to one side. Gravelled pathways, borders stocked with various shrubs, outside light and tap.





**Ground Floor**



**First Floor**

Total floor area 142.5 sq.m. (1,534 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**Energy Efficiency Rating**

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

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