



**9 Llys Yr Afon, Denbigh, Denbighshire,  
LL16 4AZ**

**£470,000**

 4  3  2  B

**EPC - B86 Council Tax Band - F Tenure - Freehold**

# Llys Yr Afon, Denbigh

## 4 Bedrooms - House - Detached

Video Tour Available... The Hampton, A highly appointed and spacious four bedroom detached family home with an open plan kitchen/dining room. Situated in a favoured residential area of the Pure Residential development, conveniently located near schools, leisure centre and town centre with excellent road links in the area providing easy access to both Denbigh and Ruthin, both of which offer plenty of independent shops and businesses together with larger grocery outlets. Viewing is highly recommended. EPC Rating B86.



### Description

The welcoming hallway leads to two spacious sitting rooms, downstairs cloakroom and open plan kitchen/ diner. Offering a modern entertainment area with fitted appliances and Quartz worktops with utility off. French doors gives access to the rear garden with an impressive patio area with tinted glass balustrade giving a private aspect to enjoy the views of the Clwydian Range and countryside beyond.

The en-suite master bedroom is one of four bedrooms offering plenty of space followed with a modern family bathroom.

To the outside, a well presented rear garden being the largest on the development, driveway for ample off road parking, detached double garage and superb views.

High specification throughout, internal viewing is highly recommended to appreciate this perfect family home.

Added benefits include gas central heating, double glazed windows throughout, 10 year guarantee, independent sprinkler system in each room and Sky satellite dish.

### Accommodation

Modern composite front door leads into:

#### Entrance Hall

With modern karndean flooring, radiator, power points, storage cupboard, stairs and further accommodation off.

#### Lounge

20'4" x 10'6"

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

#### Sitting Room

20'6" x 10'10"

With a range of fitted cupboard with glass display cabinets, radiator, power points, uPVC window to the side and further uPVC bay window to the front elevation.

#### Kitchen/Diner

24'1" x 13'7"

Offering a range of modern high gloss soft closing wall, drawer and base units with ample storage space and corner units including fitted down lights, Quartz work surfaces over, fitments and Bosch integrated appliances, stainless steel sink with mixer taps, built in wine rack space, breakfast bar area, tiled flooring, radiator, power points, inset spotlighting, uPVC window to the rear and further uPVC French doors with dual aspect window panels, leads out onto the rear patio.



### Utility room

8'10" x 6'1"

With continued high gloss wall and base units with work surface over, plumbing for washing machine, gas central heating boiler, stainless steel sink, space for tumble dryer, radiator, power points, uPVC to the rear and further uPVC door leads to the side elevation.

### Cloakroom

6'7" x 3'6"

With low flush W.C, wall mounted vanity unit with basin, radiator and uPVC obscure window to the front.

### Landing

A spacious landing with storage cupboard housing the hot water tank, radiator, power points, loft access hatch and accommodation off.

### Master bedroom

20'2" x 13'7"

An impressive master bedroom with ample space around with radiator, power points, inset spot lighting and uPVC dual aspect windows to the front.

### En-suite

10'10" x 3'11"

A white modern suite with W.C, vanity unit with basin, shower enclosure with glass screen, shaver socket, part tiled walls, tiled flooring and uPVC obscure window to the side.

### Bedroom Two

15'9" x 9'10"

Radiator, power points and uPVC window to the front.

### Bedroom Three

13'7" x 9'2"

Radiator, power points and uPVC window to the rear.

### Bedroom Four

11'6" x 10'10"

Radiator, power points and uPVC window to the rear.

### Family Bathroom

9'6" x 5'11"

A white modern suite with W.C, vanity unit and basin, shower enclosure, panelled bath, heated towel rail, shaver socket, part tiled walls, tiled flooring and uPVC obscure window to the rear.

### Detached Double Garage

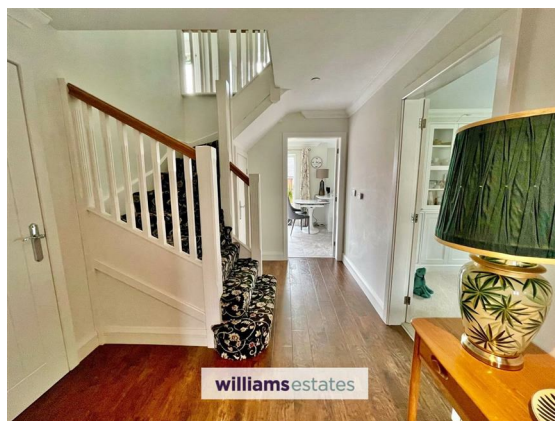
18'10" x 20'8"

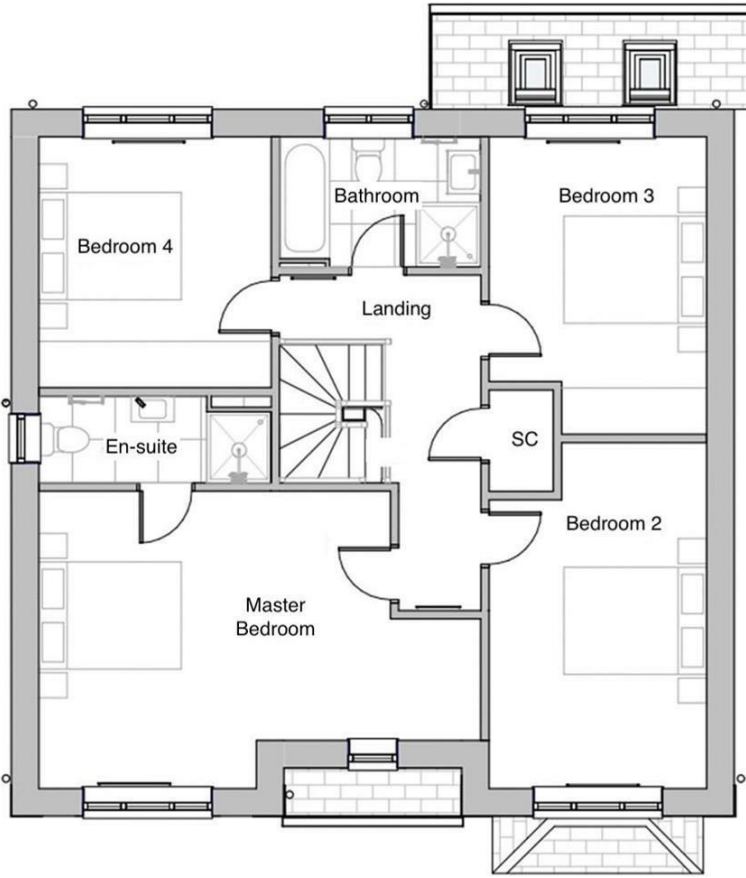
With ample storage space, power, lighting and electric door. Access from the side elevation.

### Outside

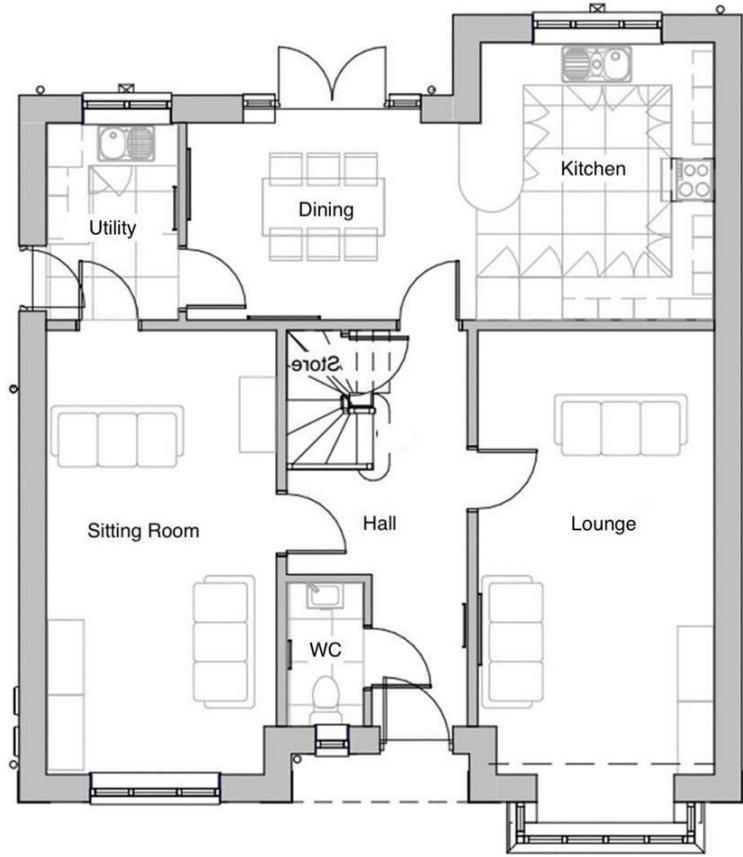
The property is approached via a good size paved driveway providing ample off road parking and access to the detached double garage.

The rear garden has been designed to provide fabulous entertaining areas including paved patios with tinted glass balustrade, also giving stunning views of the Clwydian Range and countryside beyond.





First Floor



Ground Floor

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.