

## Dol y Maen Ochr Y Bryn, Henllan, Denbigh, Denbighshire, LL16 5AT

**£580,000**



**EPC - null**

**Council Tax Band - G**

**Tenure - Freehold**



# Ochr Y Bryn, Denbigh

## 5 Bedrooms - House - Detached

**\*\*NO CHAIN\*\*** - A spacious, modern family home located at the end of a quiet cul de sac. Set in an enviable location with rolling countryside views from every aspect and approx one acre of gardens, and only a short drive from the A55. Having five double bedrooms and a superb open plan kitchen/ dining/ living area which is most definitely the hub of the house. Viewing highly recommended. EPC Rating D59.



### Description

Dol Y Maen is conveniently situated in the village of Henllan which offers a local primary school, post office and local pub being a short drive to Denbigh town.

The property stands on three levels and offers fabulous accommodation throughout. Comprising of entrance hall, ground floor cloakroom, living room, snug/ study, open plan kitchen/ dining/ living area and utility room. To the first floor there are four double bedrooms, two of which have en suites and to the second floor there is a fifth bedroom.

Benefits include double glazing throughout, LPG central heating, ample off street parking, gardens, detached garage and paddock.

### Accommodation

Feature hardwood front door leads into:

#### Entrance Hallway

Having radiator, power points, slate tiled flooring and stairs off to the first floor accommodation.

#### Lounge

20'10" x 12'6" (6.35 x 3.81)

Having dual aspect double glazed windows to the side elevation, further window to the front, feature fireplace with open fire, radiator, power points and double doors with feature stain glass leads into the kitchen/ dining area.

#### Snug

11'6" x 10'3" (3.51 x 3.12)

Having double glazed window to the front elevation, radiator and power points.

#### Downstairs Cloaks

7'8" x 2'10" (2.34 x 0.86)

Having radiator, low flush W.C and wall mounted basin.

#### Open Plan Kitchen/ Dining/ Living Area

29'11" x 15'0" (9.12 x 4.57)

This room is sure to be the focal point of your new family home offering a range of wall, drawer and base units with work surfaces over, white matte sink with mixer tap, void for electric range master with extractor hood over, space for dishwasher and fridge freezer, breakfast bar space, slate tiled flooring, radiator, power points, inset spotlighting, modern style wood burner, window to the rear, double glazed sliding patio doors to the rear and side elevations.

#### Utility Room

11'9" x 7'11" (3.58 x 2.41)

With continued wall, drawer and base units with work surfaces over, white ceramic Belfast sink, plumbing for washing machine/ drier, continued slate tiled flooring, power points, Worcester boiler, hot water tank, door leads to the side with matching window.

#### First Floor Landing

Under stairs storage, power points, window to the side elevation, inset spotlighting and doors off



### Master Bedroom

14'10" x 11'2" (4.52 x 3.40)

Walk in wardrobe opens into the master bedroom, power points, radiator, double glazed window to the rear and side elevation with stunning views

### Walk in Wardrobe

6'4" x 6'2" (1.93 x 1.88)

Having ample hanging and storage space

### En Suite

7'10" x 6'4" (2.39 x 1.93)

A white suite with low flush W.C, vanity unit with basin, shower enclosure with glass screen, part tiled walls, radiator and double glazed window to the side elevation

### Bedroom Two

14'9" x 10'10" (4.50 x 3.30)

Having double glazed window to the rear elevation, radiator, power points and door into:

### Juliet En Suite

8'0" x 8'1" (2.44 x 2.46)

Having access from the landing also, with radiator, low flush w.c, shower cubicle, wash basin and window to the side elevation

### Bedroom Three

14'8" x 10'5" (4.47 x 3.18)

Having radiator, power points and double glazed window to the front elevation

### Bedroom Four

14'9" x 10'5" (4.50 x 3.18 (4.49 x 3.17))

Having radiator, power points and double glazed window to the front elevation

### Family Bathroom

10'8" x 7'2" (3.25 x 2.18)

Having free standing bath, low flush w.c, his and hers wall mounted basin, radiator and window to the side elevation

### Third Floor Landing

11'6" x 9'11" (3.51 x 3.02)

Storage cupboards within the eaves, radiator, velux window and door to bedroom five.

### Bedroom Five

17'11" x 13'11" (5.46 x 4.24)

With double radiator, power points, eaves storage, double glazed window to the side and double glazed Velux roof window to the rear enjoying fabulous views.

### Outdoor Garden Room

10'6" x 7'11" (3.20 x 2.41)

Having tiled flooring, power points, double glazed window and patio doors leading out.

### Garage

21'6" x 10'10" (6.55 x 3.30)

Having power and lighting, window to the rear, double hardwood doors to the side and further hardwood main doors opens to the front driveway.

### Outside

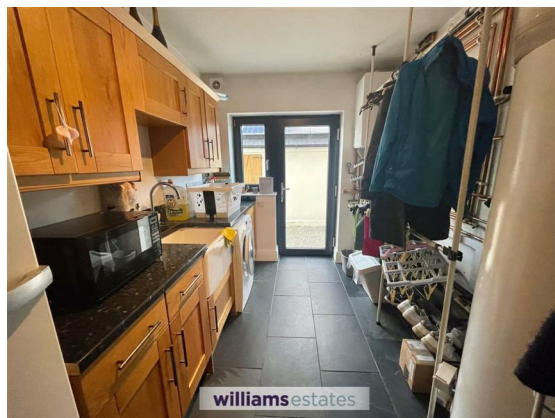
To the front of there property there is a substantial area for off road parking for several vehicles, which is gravelled for ease of maintenance. The front area also leads to a detached garage.

The rear garden is mainly laid to lawn with a mixture of hedging and stocked beds, bounded by stone built wall. Paved patio area to the side with continued gravelled chippings. There is also a decked area offering superb surrounding views.

There is outside lighting to both the front and rear.

### Directions

Proceed out of denbigh in the direction of Henllan, passing the golf course. Continue into the Village, passing the primary school on the left and bear left onto Ochr Y Bryn. The property is the last house on the right hand side.





This 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) <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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