

## Tal Y Graig Groesffordd, Marli, Denbighshire, LL22 9DS

**£600,000**

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**EPC - D58**

**Council Tax Band - G**

**Tenure - Freehold**

# , Marli

## 4 Bedrooms - House - Detached

A beautiful, individually designed four bedroom detached family home set in the peaceful semi rural community of Groesffordd Marli on the outskirts of Bodelwyddan. With easy access onto the A55 providing links to Llandudno and Chester. Fabulous gardens around with detached garage and a good size driveway. EPC rating D58.



### Description

A beautiful, individually designed four bedroom detached family home set in the peaceful semi rural community of Groesffordd Marli on the outskirts of Bodelwyddan. With easy access onto the A55 providing links to Llandudno and Chester. In brief the accommodation affords entrance reception hall, study/ sitting room, utility, conservatory and two bedrooms with en-suites to the first floor. To the first floor, spacious landing, kitchen/ dining room, living room, family bathroom and two further bedrooms. Fabulous gardens around with detached garage and a good size driveway. Simply Must Be Viewed. EPC rating D58.

### Accommodation

An open, tiled porch leading to a fabulous composite glazed door that opens into the entrance hall:

### Reception Hall

Having a feature brick built fire place with a multi fuel burning stove, power points radiator and stairs leading off:

### Study/ Sitting Room

12'8" x 12'7" (3.86 x 3.84)

Having double glazed sliding patio doors leading to the front garden, double glazed window to the side elevation and radiator

### Ground Floor Bedroom One

14'4" x 12'8" (4.37 x 3.86)

Having radiator, double glazed window to the side elevation and radiator

### En Suite

Having shower cubicle, low flush w.c, wash basin, tiled floor.

### Ground Floor Bedroom Two

12'10" x 10'10" (3.91 x 3.30)

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

### En Suite.

Having shower cubicle, low flush w.c, wash basin and obscure double glazed window to the side elevation



### Utility Room

9'11" x 10'4" (3.02 x 3.15)

Having wall, base and drawer units with work surface over, stainless steel sink, walk in storage cupboards and ample space for free standing appliances.

### Conservatory

10'4" x 9'6" (3.15 x 2.90)

Hardwood construction, tiled floor and uPVC doors leading to the rear garden

### Landing

A truly fabulous area with vaulted ceiling, two velux windows, a ceiling fan, linen cupboard and double glazed French doors leading to the rear patio area

### Lounge

25'6" x 14'4" (7.77 x 4.37)

Spacious lounge, with feature fire place with inset electric fire, power points, radiator and composite sliding door opening onto tiled terrace at the front offering panoramic views towards the coast.

### Kitchen/ Diner

22'8" x 12'6" (6.91 x 3.81)

Having fully fitted kitchen, with base, wall and drawer units and work surface over, centre island with halogen hob and extractor fan over, integrated double oven, fridge freezer and dishwasher, stainless steel sink with drainer and mixer tap, power points and three double glazed windows to the side elevations.

### Bedroom Three

14'4" x 12'10" (4.37 x 3.91)

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

### Bedroom Four

12'11" x 12'6" (3.94 x 3.81)

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

### Bathroom

Having a four piece suite, consisting of bath, wc, wash basin, bidet and shower cubicle, partially tiled walls.

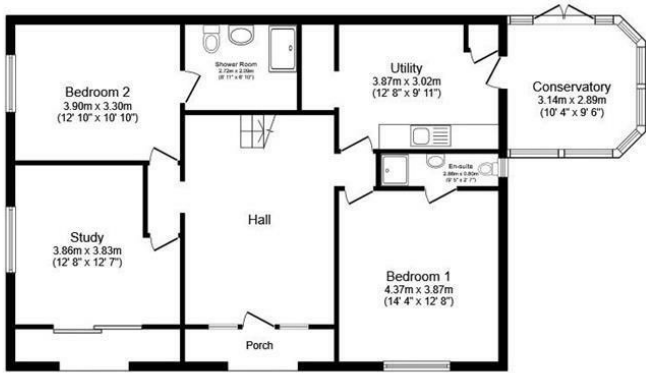
### Garage

Double garage, serving as a workshop, power points and door to the rear

### Outside

The front garden offers block paved driveway with ample off road parking for multiple vehicles, with large lawned area and well maintained borders. Having a south facing rear garden which enjoys a high degree of privacy and benefits from multiple patio areas, a brick built barbecue area and includes a green house and garden sheds. Great Alfresco Dining





**Ground Floor**



**First Floor**



**Garage**

Total floor area 250.1 sq.m. (2,692 sq.ft.) approx

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>76</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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