



## 1 Tan Y Bryn Cottages, Tremeirchion, St. Asaph, Denbighshire, LL17 0UN

**Offers Over £335,000**



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



# Tan Y Bryn Cottages, St. Asaph

## 4 Bedrooms - House - Semi-Detached

A spacious stone built four bedroomed cottage situated in the sought-after village of Tremeirchion boasting far-reaching views over the Vale of Clwyd. Being well presented throughout to a high standard, keeping the characterful charm. The property comprises of kitchen/ breakfast room, utility with W.C, dining room with brick built open fire place and log burner through to the living room. To the first floor, master bedroom with en-suite, three further bedrooms and family bathroom. To the outside, a lawned garden to the front offering stunning views. Further benefits include off road parking, double glazing, air source heat pump and under floor heating in various rooms. Viewing Highly recommended. EPC Rating E41.



### Description

Tremeirchion is a popular residential village in Denbighshire. It lies on the B5429 road, to the north east of Denbigh and to the east of St Asaph.

The village of Tremeirchion has a church and a pub, whilst the larger towns of Denbigh and Ruthin, offer a more comprehensive range of services, along with Mold which is approximately 20 miles distant and Chester. There is a state primary school in the village as well as primary and secondary schooling in Ruthin and Denbigh and St Asaph.

### Accommodation

Oak double glazed door with glass panel leads into:

### Kitchen/ Breakfast Room

19'7" x 12'11"

Offering a range of modern wall, drawer and base units with oak work surfaces over, white ceramic sink with bowl & half drainer, integrated dishwasher, integrated fridge, electric range cooker with extractor hood above, breakfast bar, tiled splash backs, feature beams, inset spotlighting, power points, slate tiled flooring with under floor heating and double glazed window to the front and side.

### Utility room

9'7" x 4'9"

With base units and work top over, stainless steel sink with mixer tap, plumbing for washing machine/ dryer, heated towel rail, space for tall standing fridge/ freezer and tiled flooring with under floor heating.

### Dining Room

14'4" x 11'11"

Having a feature brick built open fire place through to the living room with inset log burner, feature beamed ceiling, power points, continued slate flooring with under floor heating, double glazed french doors leading out to the rear patio and stairs off.



## Living Room

23'9" x 11'9"

With the benefits of being a lounge and snug/office with continued stone built open fireplace with log burner, feature beamed ceiling, power points and double glazed window to the side and front.

## Landing

A bright and airy landing with radiator, power points, loft access hatch, double glazed Velux window and doors off to further accommodation.

## Master bedroom

11'4" x 10'11"

Offering storage cupboard which houses the heating system, loft access hatch, radiator, power points, feature beams and double glazed window to the front.

## En-suite

Having low flush W.C, vanity basin, rainfall shower head with drainer, fully tiled walls, tiled flooring with electric under floor heating and Velux window to the rear.

## Bedroom Two

11'5" x 10'1"

Offering storage cupboards with ample hanging space, loft access hatch, power points, radiator and double glazed window to the front providing stunning views over the Vale of Clwyd.

## Bedroom Three

10'4" x 7'10"

With storage cupboard, loft access hatch, power points, radiator and double glazed window to the front.

## Bedroom Four

9'9" x 7'9"

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

## Family Bathroom

9'5" x 5'10"

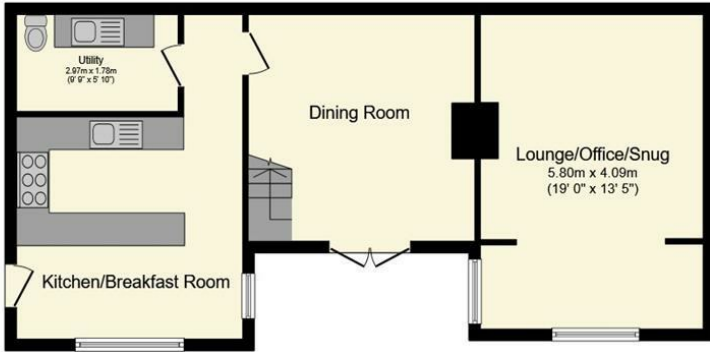
In white a modern suite with vanity unit with in-built W.C and wash basin, corner bath with shower over, heated towel rail, partly tiled walls, oak flooring and double glazed window to the side.

## Outside

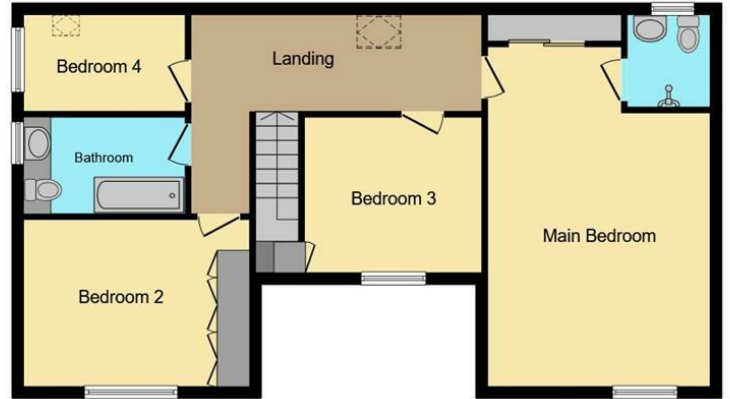
The property is approached via a good size driveway which provides off-road parking. Steps lead down to a paved patio area giving access to the front door and garden. The garden is mainly laid to lawn providing far-reaching views of the Vale of Clwyd with a variety of mixed borders, sheltered patio area to enjoy Al-Fresco dining.







**Ground Floor**



**First Floor**

Total floor area 143.5 m<sup>2</sup> (1,545 sq.ft.) approx

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