

williams estates



**Gwyddfor Godre'r Graig, Llanefydd,
Denbigh, Denbighshire, LL16 5ED**

£199,000

 3  2  2  E

EPC - E49

Council Tax Band - B

Tenure - Freehold

Godre'r Graig, Denbigh

3 Bedrooms - House - Semi-Detached

Situated in the heart of the sought after village of Llanefydd is this Three Bedroom Semi-Detached House with a beautiful outlook over the village and countryside beyond. Sat just a mere 5.7 miles from favoured market town of Denbigh and within just 5.2 miles to Bodelwyddan. Offering two reception rooms, kitchen, downstairs WC and utility room, three bedrooms and family bathroom. With great sized gardens to the rear and parking to the front with outbuilding. Internal viewing encouraged. EPC Rating E 49.



Accommodation

A composite front door with leaded glazed panels opens into:

Entrance Hallway

Having radiator, power points cupboard under the stairs housing floor standing oil fired central heating boiler, further storage under stairs, door into:

Lounge

11'11" x 11'9"

Having uPVC double glazed window enjoying far reaching and unspoiled countryside views over the front elevation, power points, feature fireplace, picture rails, television point, lighting, telephone point

Kitchen

8'4" x 7'8"

Having a range of wall, drawer and base units, electric oven and grill, one a half bowl stainless steel sink, inset hob, down lights, tiled splash backs, door with obscured glazed panel opening into:

Utility

6'2" x 4'0"

Having plumbing for washing machine, space for a dryer, space for a tall standing fridge/freezer, double glazed door to the rear garden.

Dining Room

15'11" x 11'9"

With laminate flooring, power points, radiators, feature multi fuel burner set on a tiled hearth, uPVC double glazed double doors opening out onto the rear with uPVC double glazed windows to each side enjoying a nice aspect of the rear garden.

Downstairs Cloakroom

6'0" x 2'7"

Having tiled flooring, WC, obscured window to the rear, corner wash basin, radiator



First Floor Landing

uPVC double glazed window to the side elevation enjoying views

Bedroom One

12'0" x 11'1"

Having radiator, uPVC double glazed window enjoying beautiful elevated countryside views, picture rails and power points.

Bedroom Two

11'11" x 11'1"

Having uPVC double glazed window to the rear, radiator, storage cupboard, feature fireplace and power points.

Bedroom Three

7'4" x 7'3"

With uPVC double glazed window to the front elevation and radiator.

Bathroom

In white a three piece suite comprising low flush w.c, panelled bath with shower over, wash basin, radiator, loft access and uPVC obscure window to the rear elevation.

Outside

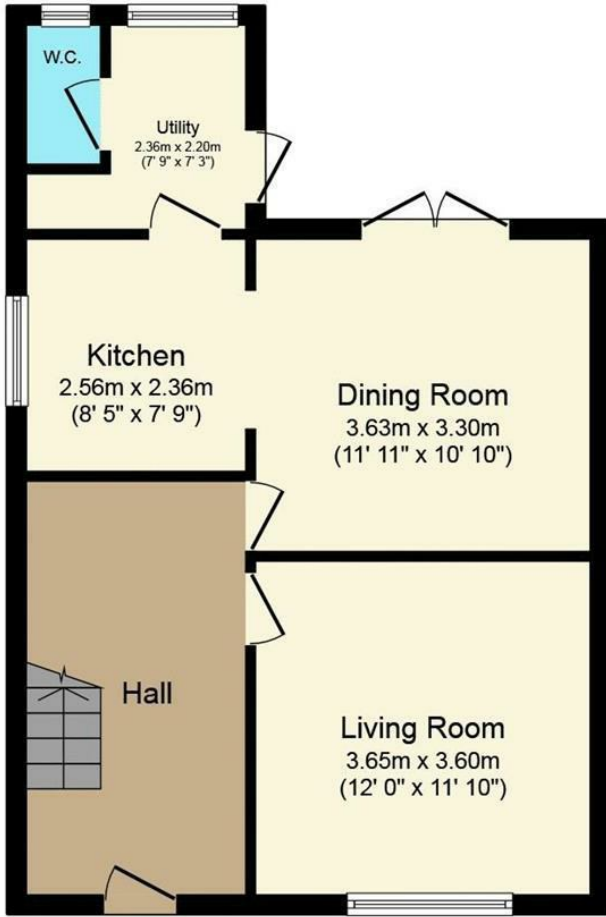
To the front and over the lane directly opposite the property is a spacious parking area with further lawned garden bound by established hedging with established shrubbery.

To the front of the property is a low maintenance garden laid to lawn with pathway leading to the front door.

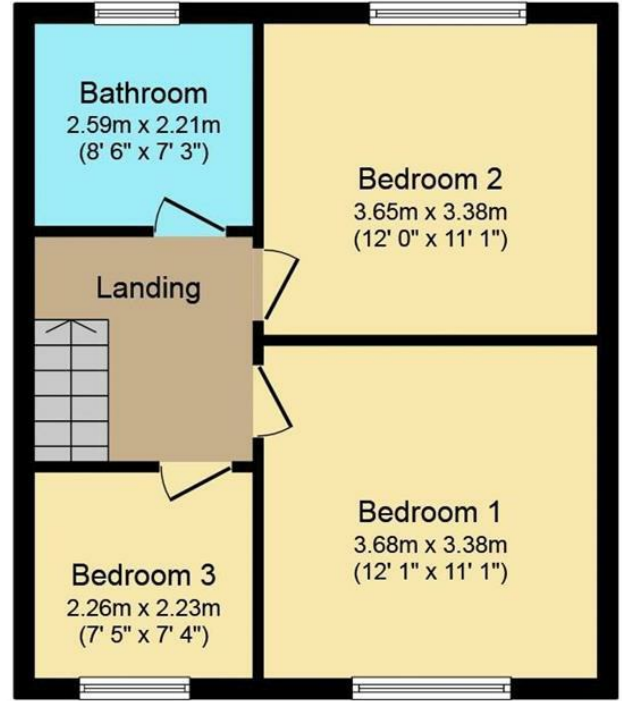
Directions

From our Denbigh office proceed through the village of Henllan which will in turn lead through Cefn Berain. Upon reaching the centre of Llanefydd proceed left opposite the pub and then take the next left onto Godre'r Graig.






Ground Floor



First Floor

floor area 90.9 m² (978 sq.ft.) approx

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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	
(39-54) E	49
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	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.