



## 5 Ffordd Bryn Y Garn, Henllan, Denbigh, Denbighshire, LL16 5AH

**£285,000**

3 1 2 F

**EPC - F26 Council Tax Band - D Tenure - Freehold**

# Ffordd Bryn Y Garn, Denbigh

## 3 Bedrooms - House - Semi-Detached

A well presented three bedroomed characteristic property situated in Henllan with easy reach to the historic town of Denbigh. The property briefly comprises of two reception rooms, kitchen, utility and downstairs bathroom. To the first floor, three bedrooms and W.C. The property further benefits from oil fired central heating, off-road parking and a detached garage. Viewing highly recommended. EPC Rating F26.



### Description

Henllan is a popular rural village located approximately 2.5 miles from the town of Denbigh providing a local store and post office, school, church and pub, Llindir Inn-claimed to be one of the oldest pubs in Wales! The area is within easy access of the A55 Expressway at St Asaph which provides excellent links along the North Wales coast, towards Chester and the motorway network beyond.

### Accommodation

Double glazed front door with obscure glazed panel leads into

### Entrance Hall

With radiator, exposed stone arch, tiled flooring and double glazed window to the front elevation.

### Living Room

10'7" x 12'2" (3.23 x 3.71)

Having a cottage style beamed ceiling, feature fireplace with wood burner and timber beam over, telephone point, TV aerial point, power points, radiator and double glazed window to the front elevation.

### Sitting Room

13'11" x 12'10" (4.24 x 3.91)

Having power points, laminate flooring and double glazed French doors opening into the patio area.

### Kitchen

11'11" x 12'11" (3.63 x 3.94)

Offering a fitted shaker style kitchen comprising wall, drawer and base units with worktops over, inset stainless steel sink and drainer with mixer tap, tiled splash backs, electric Hotpoint ceramic hob with electric oven built-in, lighting, beamed ceilings, tiled flooring, oil fired combination boiler, telephone point, power points, radiator, double glazed window to the front elevation and timber door leading onto the rear veranda. Stairs off lead to the first floor accommodation.



### Utility room

8'7" x 5'7" (2.62 x 1.70)

Having a radiator, storage cupboard, tiled flooring, plumbing for a washing machine and a timber window to the side elevation.



### Bathroom

8'5" x 7'0" (2.57 x 2.13)

Having a four piece suite consisting panelled bath, low flush WC, pedestal wash basin set upon vanity unit, fully tiled shower enclosure with glass screen, timber panels to a half level with tiling around the bath area, spotlighting, tiled flooring, radiator and timber framed obscure window.

### Landing

With a good size storage cupboard and window to the rear elevation.

### Bedroom One

12'8" x 11'3" (3.86 x 3.43)

Having radiator, power points, built-in storage cupboards and a uPVC double glazed window to the front elevation.



### Bedroom Two

12'6" x 7'0" (3.81m x 2.13m)

Having a radiator, storage cupboard, power points and a uPVC double glazed window to the front elevation.

### Bedroom Three

12'8" x 8'1" (3.86m x 2.46m)

Having radiator, exposed timber beam, power points and uPVC double glazed window to the front elevation.



### W.C

Having low flush WC and a wash basin with mixer taps.

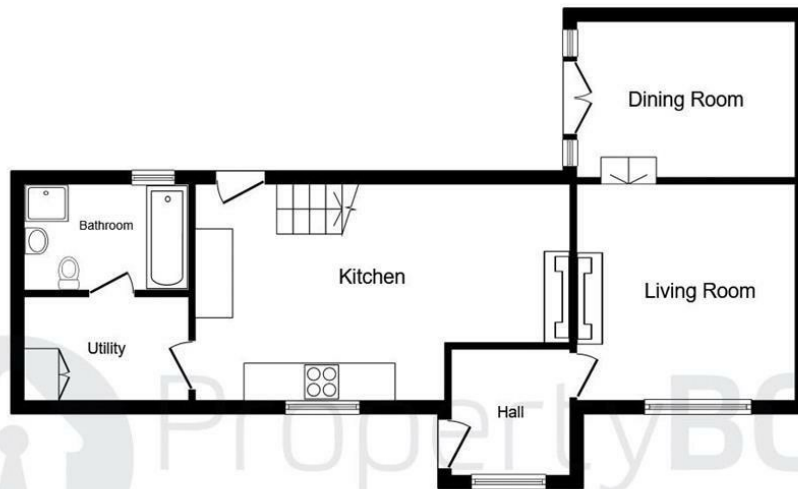
### Garage

Having up and over door, power, lighting and side door.

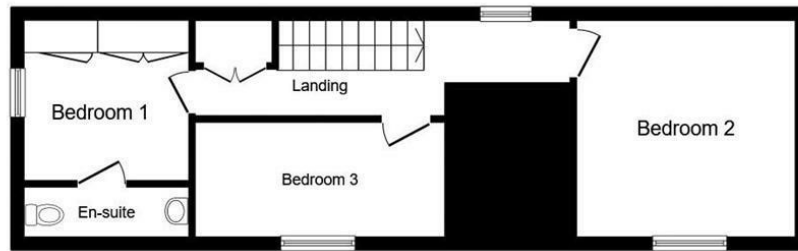
### Outside

The property is approached by a shared gravel driveway which in turn leads to the parking area. The rear of the property having patio area with access to the veranda perfect for al-fresco dining. To the side of the property there is a further patio area having pergola seating. Further steps lead to the extensive cottage gardens stocked with a variety of mature shrubs and trees which in turn lead to the vegetable garden having 2 vegetable/flower beds. The rear garden is bound by stone walling and mature hedges with the added benefit of a timber shed.





**Ground Floor**



**First Floor**

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>		<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>26</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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