



**10 Clos Dyffryn Clwyd, Denbigh, LL16  
4RX**

**£450,000**

 4  4  2  B

**EPC - B85    Council Tax Band - G    Tenure - Freehold**



# Clos Dyffryn Clwyd, Denbigh

## 4 Bedrooms - House - Detached

Video Tour Available... A highly appointed and spacious four bedroom detached family home with an open plan kitchen/living/dining room. Situated in a favoured residential area of the Castle Green development, conveniently located near schools, leisure centre and town centre with excellent road links in the area providing easy access to both Denbigh and Ruthin, both of which offer plenty of independent shops and businesses together with larger grocery outlets. Viewing is highly recommended. EPC Rating B85.



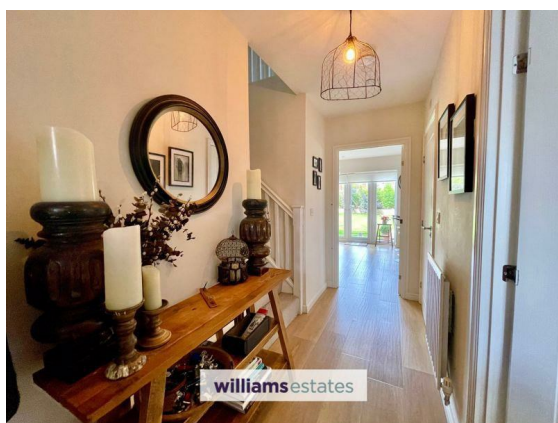
### Description

The welcoming hallway leads to the spacious living area, while the open-plan kitchen/dining area forms the beating heart of this beautiful house. The en-suite master bedroom is one of four bedrooms offering plenty of space including a dressing room.

Finally, the cloakroom, utility area and garage are desirable features fit for modern family life.

Added benefits include gas central heating, double glazed windows throughout, 10 year guarantee, independent sprinkler system in each room and Sky satellite dish.

To the outside, a well presented private rear garden being the largest on the development, driveway for ample off road parking for three vehicles and superb countryside views. High specification throughout, internal viewing is highly recommended to appreciate this perfect family home.



### Accommodation

Modern composite front door leads into:

#### Entrance Hall

With radiator, power points and accommodation off.

#### Lounge

17'4 x 11'6 (5.28m x 3.51m)

A fabulous lounge with power points, radiator and uPVC double glazed bay window to the front.

#### Kitchen/ Breakfast/ Living

33'1 x 13'9 (10.08m x 4.19m)

This room is sure to be the focal point of your new family home. The kitchen has been fitted to a high specification with a modern design. Having radiators, power points, television point, feature lighting to the dining area, uPVC double glazed dual aspect windows to the rear and further uPVC French doors leads to the rear patio.

The kitchen offers a range of modern wall, drawer and base units with work surfaces over, inset sink with mixer tap, breakfast bar, inset spotlighting, a range of integrated appliances; fridge freezer, cooker, five ring gas hob with extractor hood above and dishwasher.

#### Utility room

5'10 x 5'7 (1.78m x 1.70m)

Continued base unit with work surfaces over, plumbing for washing machine and dryer, cupboard housing the gas central heating boiler, inset sink with mixer tap, power points and double glazed door leads to the side elevation.



### Cloakroom

9'7 x 5'2 (2.92m x 1.57m)

In white having low flush W.C, wash basin, radiator and part tiled walls.

### Landing

Spacious landing with radiator, power points, loft access hatch and storage cupboard.

### Master Bedroom

13'11 x 10'11 (4.24m x 3.33m)

An impressive master bedroom with uPVC double glazed bay window to the front, power points and radiator. Fabulous views.

Walk way into:

### Dressing Area

9'11 x 4'4 (3.02m x 1.32m)

Having built in wardrobes with sliding mirrored doors, radiator, power points and uPVC double glazed window to the front.

### En-suite

7'8 x 3'11 (2.34m x 1.19m)

In white suite with low flush W.C, pedestal wash basin, shower cubicle with glass screen, part tiled walls, radiator, shaver socket and uPVC double glazed window to the front.

### Bedroom Two

13'6 x 10'11 (4.11m x 3.33m)

Having power points, radiator, fitted wardrobes with sliding mirrored doors and uPVC double glazed window to the rear.

### En-suite

8'3 x 6'4 (2.51m x 1.93m)

White suite with low flush W.C, pedestal wash basin, shower enclosure with glass screen, part tiled walls, heated towel rail and uPVC double glazed window to the side.

### Bedroom Three

11'2 x 10'9 (3.40m x 3.28m)

Having power points, radiator, fitted wardrobes with sliding mirrored doors and uPVC double glazed window to the rear.

### Bedroom Four

10'8 x 10'2 (3.25m x 3.10m)

Having power points, radiator, fitted wardrobes with sliding mirrored doors and uPVC double glazed window to the rear.

### Family Bathroom

6'11 x 6'2 (2.11m x 1.88m)

Offering a white suite with low flush W.C, pedestal wash basin, panel bath with shower over, part tiled walls, heated towel rail, tiled flooring and uPVC double glazed window to the side.

### Garage

20'6 x 17'5 (6.25m x 5.31m)

With up and over door, power and lighting.

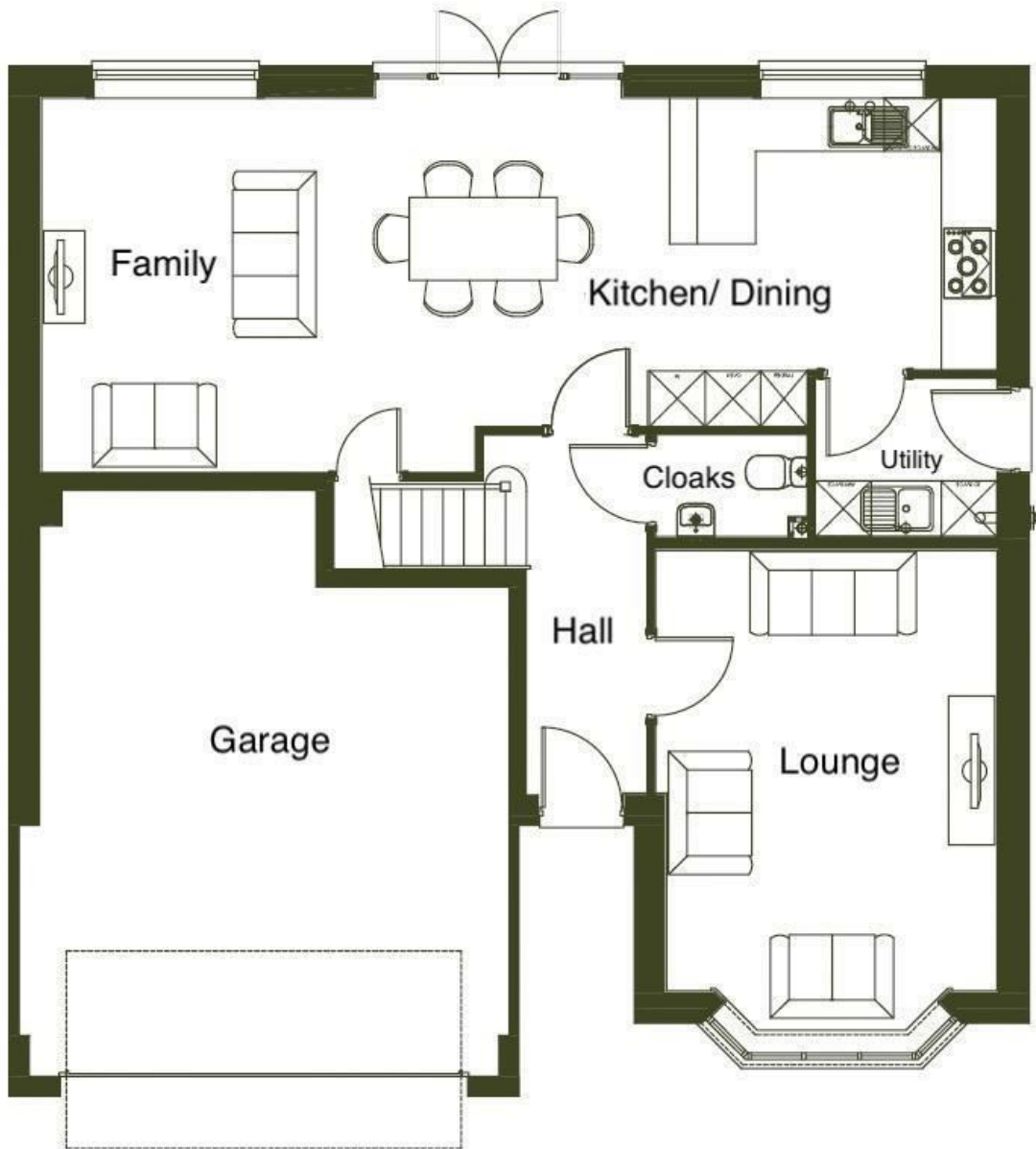
### Outside

The property is approached via a block paved driveway for ample off road parking. Access to the garage and side leads to the rear garden.

A sunny rear garden is mainly laid to lawn, with paved patio area, bounded by timber fencing for privacy.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.