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**12 Llys Gwilym, Pentre, Llanrhaeadr,
Denbigh, Denbighshire, LL16 4YW**

£249,950

 3  1  3  C

EPC - C70

Council Tax Band - E

Tenure - Freehold

Llys Gwilym, Pentre, Denbigh

3 Bedrooms - Bungalow - Detached

No Onward Chain - A well presented detached bungalow located within the village of Llanrhaeadr. Having three bedrooms, three reception rooms, kitchen and bathroom, detached garage and ample off road parking to the outside. Viewing highly recommended. EPC Rating C



Description

Located in a small village community standing just off the A525 Ruthin to Denbigh road, some fourteen miles from Mold. The village has a store and primary school nearby whilst both towns provide a wide range of facilities.

The bungalow briefly comprises living room, kitchen, dining room, conservatory, three bedrooms and bathroom.

To the outside of the property is a driveway for off road parking. The rear garden can be accessed by either side of the property which offers paved patio areas enjoying a sunny aspect and timber shed.

Added benefits include gas central heating and double glazing throughout. Viewing highly recommended.

Accommodation

uPVC double glazed door leads into:

Entrance Porch

Stone and brick walls to each side, quarry tiled flooring and door leads into:

Hallway

With radiator, power points, storage cupboard and doors off to further accommodation.

Lounge

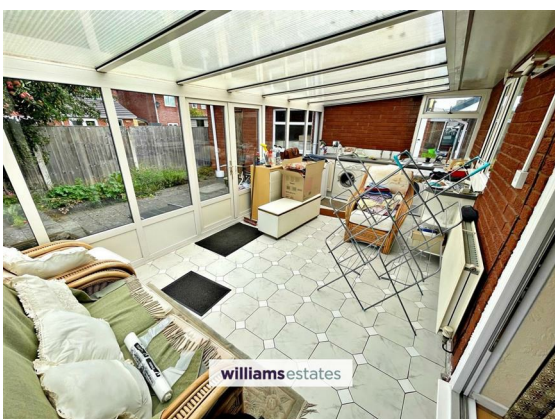
17'7" x 12'1" (5.36 x 3.68)

Having feature fireplace with gas fire, radiator, power points and double glazed window to the front.

Kitchen

9'8" x 8'6" (2.95 x 2.59)

Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink with drainer and mixer tap, void for cooker, integrated dishwasher, storage cupboard housing the gas central heating boiler and second pantry/ cupboard, radiator, power points, part tiled walls, double glazed window into the conservatory and further uPVC door leads to the side.



Dining Room

10'7" x 9'7" (3.23 x 2.92)

Having radiator, power points and uPVC double glazed sliding doors gives access into the:

Conservatory

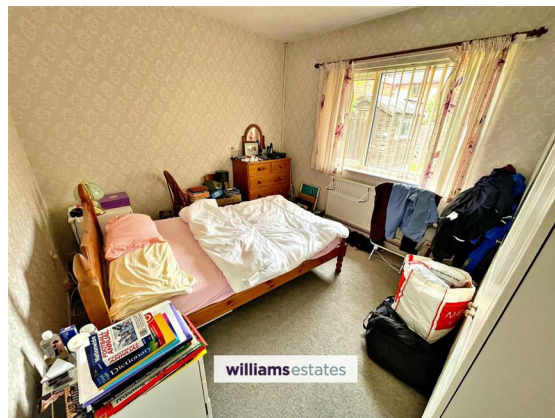
19'7" x 9'7" (5.97 x 2.92)

uPVC constructed with radiator, power points, tiled flooring and double doors lead to the rear elevation.

Bedroom One

11'11" x 10'1" (3.63 x 3.07)

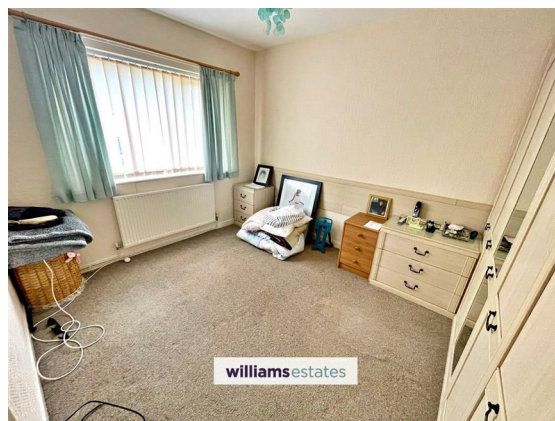
Having radiator, power points and double glazed window to the rear.



Bedroom Two

11'8" x 8'4" (3.56 x 2.54)

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



Bedroom Three

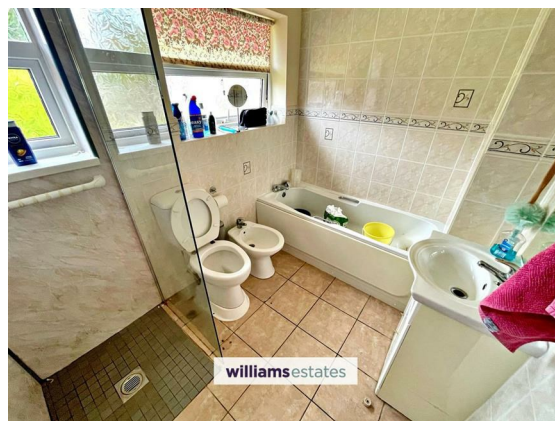
8'2" x 7'11" (2.49 x 2.41)

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

Bathroom

8'5" x 6'5" (2.57 x 1.96 (2.56 x 1.95))

Offering a white suite with low flush W.C, bidet, panel bath, shower enclosure, fully tiled walls, tiled flooring and double glazed windows to the rear.



Garage

19'4" x 9'8" (5.89 x 2.95)

With up and over door, power points, ample storage space and door leads to the rear elevation.

Outside

The property is approached via a good size driveway for off road parking, well maintained paved areas and chippings.

Access to the rear to both sides.

The rear garden is of low maintenance with paved patio areas enjoying a sunny aspect, timber shed and hedging.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.