

**12 Ffordd Meifod, Henllan, Denbigh,
LL16 5AX**

£200,000

 2  1  2  D

EPC - D67

Council Tax Band - D

Tenure - Freehold

Ffordd Meifod, Denbigh

2 Bedrooms - Bungalow

No Onward Chain!! - A two bedroom semi-detached bungalow situated in the sought after Village of Henllan. The property briefly offers two bedrooms, living room, kitchen, dining room, bathroom and garage. Additional benefits including an open log-burner, double glazing and 12 solar panels to the rear. Viewing highly recommended. EPC Rating D.



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.

Entrance Hallway

Laminate flooring, radiator, power point and storage cupboard.

Living Room

17'05 x 11'06 (5.31m x 3.51m)

Laminate flooring, uPVC double glazed window looking to the front elevation, two radiators, power points and log burner.



Kitchen

9'7 x 11'6 (2.92m x 3.51m)

Wall, drawer and base units, work top, vinyl flooring, radiator, uPVC double glazed window looking to the rear garden, stainless steel sink, stainless steel splash back, extractor hood, void for a fridge freezer, plumbing for a washing machine and spotlights.

Dining Room

8'2 x 10'2 (2.49m x 3.10m)

Radiator, uPVC double glazed window and door looking to the rear garden.



Bedroom One

13'4 x 9'6 (4.06m x 2.90m)

uPVC double glazed window looking to the rear garden, radiator, power points, pull cord for the lighting.

Bedroom Two

12'3 x 9'6 (3.73m x 2.90m)

uPVC double glazed window looking to the front elevation, radiator and power points.

Bathroom

9'7 x 5'3 (2.92m x 1.60m)

Electric shower over the bath, sink basin, W/C, frosted uPVC double glazed window looking to the rear garden, loft hatch and radiator.

Garage

18'10 x 10'20 (5.74m x 3.05m)

Shelving for storage, power points and up and over garage door.

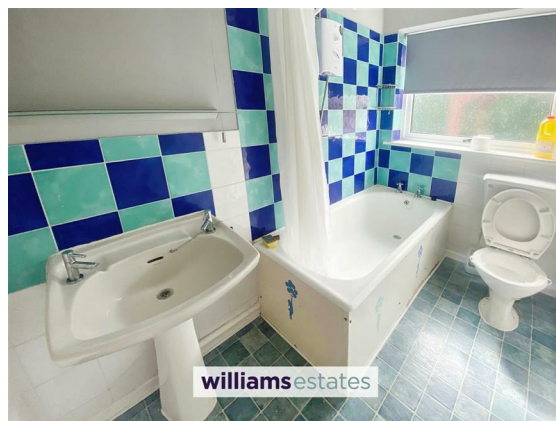
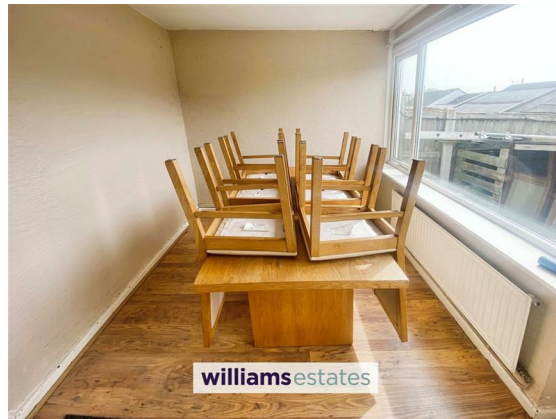
Outside

The front offers a block paved driveway.

The rear garden is of good size with a spacious lawned area, slabbed patio and a wooden gazebo and shed.

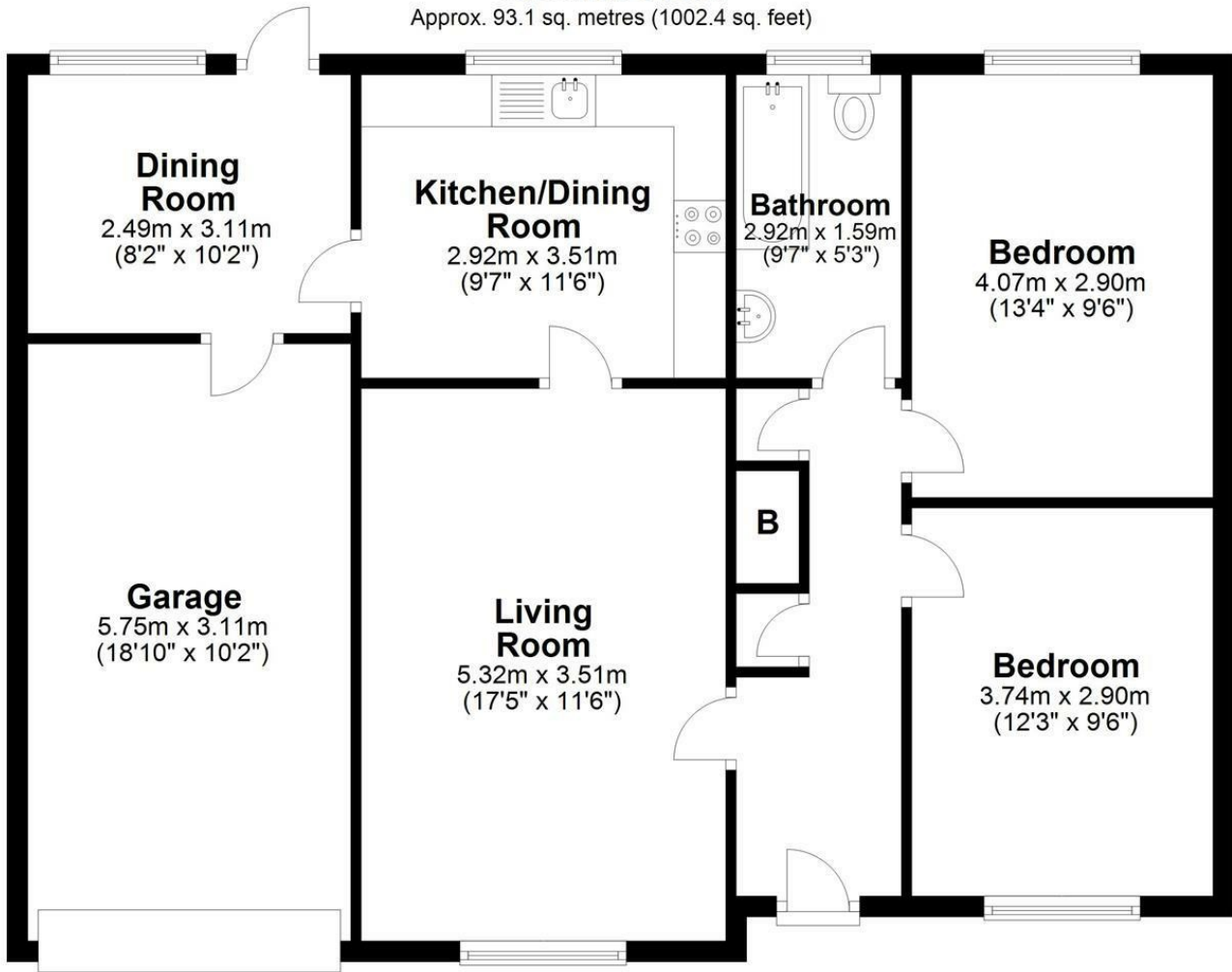
Directions

From our Denbigh office take the exit for Henllan at the Lantern Pool roundabout, continue along the road into the village centre and take a right turn onto Meifod Road. The property will be located on the left hand side and identified by way of for sale board.



Ground Floor

Approx. 93.1 sq. metres (1002.4 sq. feet)



Total area: approx. 93.1 sq. metres (1002.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(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.