



## Gilfach Clawddnewydd, Denbighshire, LL15 2NA

**£280,000**

 3  2  2  D

**EPC - D55 Council Tax Band - C Tenure - Freehold**



# , Clawddnewydd

## 3 Bedrooms - House - Detached

A large split-level detached property and detached outbuilding which is set in the centre of the village in Clawddnewydd. The plot has huge scope for re-development subject to the correct planning and has fantastic views to the rear. The property briefly comprises of three double bedrooms, spacious open lounge and diner, family kitchen, utility room, shower room and bathroom.

Tenure-Freehold, EPC-D 55 Council Tax-C



### Description

The property briefly comprises of three double bedrooms, spacious open lounge and diner, family kitchen, utility room, shower room and bathroom.

### Accommodation

The property is accessed via an enclosed porch with tiled flooring which leads to-

### Entrance Hallway

With doors leading off to all rooms, radiator and stairs leading to the lower floor.

### Living Room

18'3" x 12'5"

With large uPVC window overlooking the front elevation, coved ceiling, tiled fireplace with open fire and double part glazed doors leading through to :

### Dining Room

13'1" x 8'9"

With uPVC windows to the rear and side elevations, coved ceiling and radiator.

### Bedroom One

15'2" x 10'0"

With uPVC window to the rear elevation, radiator and views towards the hills.

### Bedroom Two

13'0" x 10'2"

With uPVC window to the front elevation, radiator.

### Bedroom Three

15'2" x 9'9"

uPVC window to the rear elevation, radiator and built in storage cupboard.

### Shower Room

9'11" x 5'9"

Fitted with a three piece white suite comprising of a low level w.c. pedestal wash hand basin and walk in shower, radiator. uPVC window to the rear elevation.



### Lower Hallway

With external door leading to the rear garden, and tiled flooring and doors off to all rooms.

### Kitchen/Diner

12'6" x 12'4"

Spacious light room with windows to the side and rear elevations. Fitted with a range of wall and base units, single drainer sink and ample space for a dining table, and tiled flooring.

### Utility room

9'2" x 7'6"

With quarry tiled flooring, belfast sink, plumbing for washing machine, space for tumble dryer, and upvc window to the rear elevation

### Boiler Room

9'2" x 5'0"

With quarry tiled flooring, external door to the rear elevation and floor standing Worcester Boiler.

### Shower Room

8'9" x 5'6"

With uPVC window to the side elevation, storage cupboard, shower cubicle, low level w.c and quarry tiled flooring.

### Outbuilding

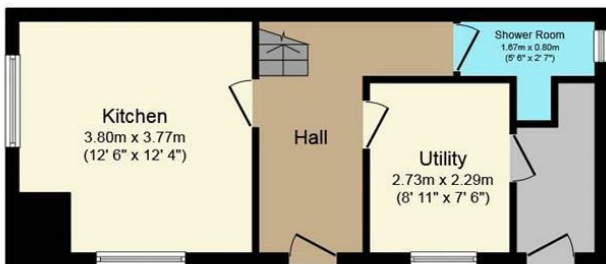
The outbuilding was previously used as a telephone exchange, it could be converted into a commercial premises, or annexe subject to the necessary permissions.

The building is constructed of brick under a pitch tiled roof.

### Outside

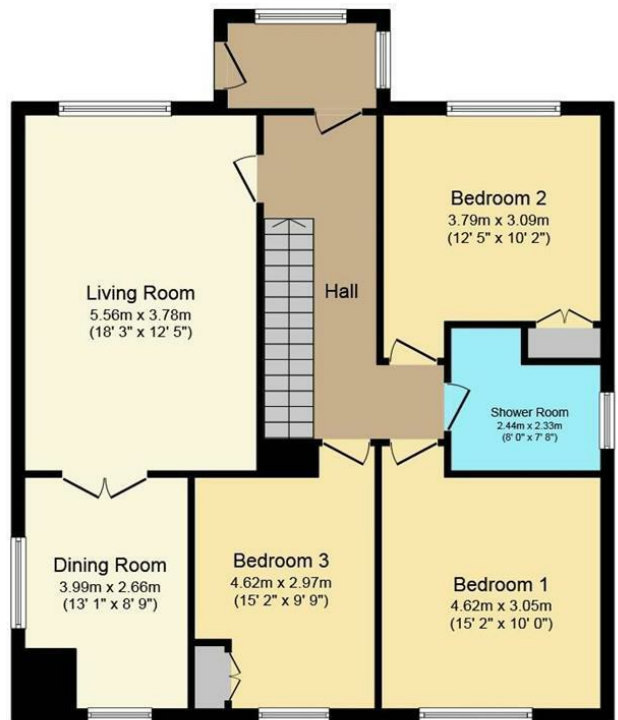
### Directions





### Lower Ground Floor

Floor area 35.3 sq.m. (380 sq.ft.) approx



### Ground Floor

Floor area 94.2 sq.m. (1,014 sq.ft.) approx

Total floor area 129.5 sq.m. (1,394 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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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