

Heulwen Gellifor, Denbighshire, LL15 1RY

£335,000

 2  1  2  E

EPC - E40

Council Tax Band - E

Tenure - Freehold

, Gellifor

2 Bedrooms - Bungalow - Detached

A two bed detached bungalow located in the favoured village of Gellifor with views towards the Clwydian Range and Moel Fammau. Within easy access of the neighbour town of Ruthin. Set on a good sized plot with a detached double garage, two driveways for ample off lane parking, carport and summerhouse and set within well maintained gardens. EPC Rating - E40, Council Tax Band - E, Tenure - Freehold



Description

A two bed detached bungalow located in the favoured village of Gellifor with views towards the Clwydian Range and Moel Fammau. Within easy access of the neighbour town of Ruthin. Set on a good sized plot with a detached double garage, two driveways for ample off lane parking, carport and summerhouse and set within well maintained gardens. The accommodation offers two reception rooms, kitchen with utility room off, shower room with double glazing and oil fired central heating.

Accommodation

Composite door with double glazed panel adjacent leads into

L Shaped Reception Hall

With loft access hatch, radiator and two inbuilt storage cupboards.

Living Room with Dining Area

22'0" x 11'11"

With an open fire, two radiators, three uPVC double glazed windows, two to the side elevation with views towards Moel Fammau and the other to the front.

Kitchen

9'1" x 8'10"

With oak fronted wall, drawer and base units with worktop over, one and half bowl and sink with mixer tap, double radiator, tiled floor and uPVC double glazed window to the rear.

Rear Vestibule

With anthracite grey composite door with double glazed panel and leads to the rear .

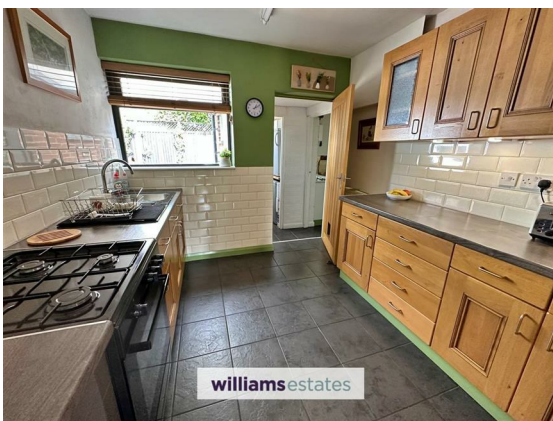
Utility Room

6'7" x 4'7"

With plumbing for a washing machine and space for a fridge and freezer.

Walk in Larder

With wall, drawer and base units, worktop and shelving.



Office/Hobby Room

9'10" x 9'2"

With worktop, with base units beneath and full width fitted wardrobe with sliding mirrored door.

Bedroom 1

15'0" x 9'2"

With inbuilt wardrobe with mirrored door, radiator and double glazed window to the front elevation.

Bedroom 2

12'6" x 9'10"

With double radiator, fitted wardrobe with sliding mirrored door and double glazed window to the side elevation.

Shower Room

9'0" x 4'11"

With W.C, shower enclosure, washbasin within a vanity unit, half tiled walls and double glazed window to the rear.

Outside

A five bar gate provides access to the driveway which is laid with river gravel provides off lane parking and provides parking for several cars with further hardstanding parking area to the far side of the property. A further five bar gate leads to additional river gravel driveway. The front garden is lawned with mature hedging and specimen trees. Path leads past the double garage, carport, further store, timber workshop and additional workshop.

Double Garage

18'2" x 18'2"

With double timber doors

Directions

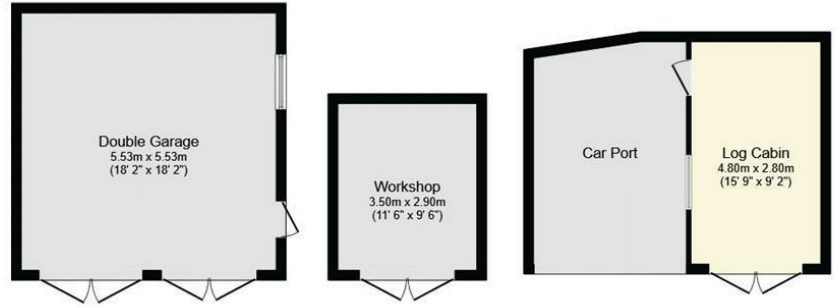
From our Ruthin office proceed down Well Street, at the junction keep right onto Rhos Street, turn left sign posted Mold just before the traffic lights and keep right onto A494 for approximately 1.5 miles. Turn left sign posted Llandyrnog and continue along this road for approximately 2.5 miles, pass 30mph speed sign, approx 0.5 mile turn right up the track just before the new builds.





Ground Floor

Floor area 81.8 sq.m. (881 sq.ft.) approx



Outbuilding

Floor area 70.7 sq.m. (761 sq.ft.) approx

Total floor area 152.6 sq.m. (1,642 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) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		40	
(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.