



## Porfa Las Pentre Celyn, Pentre Celyn, Denbighshire, LL15 2HE

**£425,000**

 3  2  2  E

**EPC - E43**

**Council Tax Band - E**

**Tenure - Freehold**

# , Pentre Celyn

## 3 Bedrooms - Bungalow - Detached

Well presented detached bungalow set on a large than average plot offering ample off street parking and spacious gardens. Accommodation offers two reception rooms, kitchen with utility, three bedrooms, master bedroom with en suite and shower room. EPC Rating - E43, Tenure - Freehold, Council Tax Band - E



### Accommodation

Entering the property through a uPVC double glazed door into;

### Hallway

With lighting, panelled radiator, power point, tiled flooring and doors leading off.

### Living Room

11'0" x 18'1"

With lighting, power points, two radiators, uPVC double glazed to the front elevation, wood effect laminate flooring, feature fire place and uPVC sliding doors leading into the

### Conservatory

19'7" x 12'9"

With lighting, power points, two radiators, laminate flooring, uPVC double glazed windows and uPVC door leading onto the rear garden. uPVC door leads into the kitchen and a further timber door leads into utility.



### Utility Room

6'7" x 12'7"

With lighting, power points, tiled flooring, void for free standing fridge freezer, wall, drawer and base units with tile splash backs to half height, void for dryer, plumbing for a washing machine, single stainless steel sink and drainer and uPVC double glazed window to the rear and uPVC door to the rear elevation.

### Kitchen

9'8" x 16'3"

With lighting, power points, wall, drawer and base units, complementary worktops, tiled splash backs, one and half sink and drainer, tiled flooring loft access hatch, Oil Flow central heating boiler, Beko electric over with New World electric hob over, void for under counter fridge, uPVC window to the rear and uPVC door to the rear elevation. In built cupboard incorporating the hot water cylinder and shelving.



## Bedroom One

11'0" x 12'4"

With lighting, power points, panelled radiator and two uPVC windows to the front elevation. Door leads into

## Walk-In Dressing Room

10'9" x 5'11"

With lighting, power points, panelled radiator and uPVC window to the front elevation. Timber door leads into

## En-Suite

9'11" x 2'4"

With lighting, panelled radiator, tiled flooring, floor to ceiling tiled walls, low flush W.C, vanity wash basin, shower enclosure with Mira Advanced overhead shower.

## Bedroom Two

10'10" x 8'10"

With lighting, power points, panelled radiator, loft access hatch, wood effect laminate flooring and uPVC window to the rear.

## Bedroom Three

6'8" x 10'5"

With lighting, power points, panelled radiator and uPVC window to the rear.

## Family Shower Room

6'6" x 7'4"

With lighting, decorative wall mounted radiator, tiled floor, low flush W.C, pedestal washbasin, Mira electric shower within shower enclosure, extractor fan and uPVC obscure window to the rear.

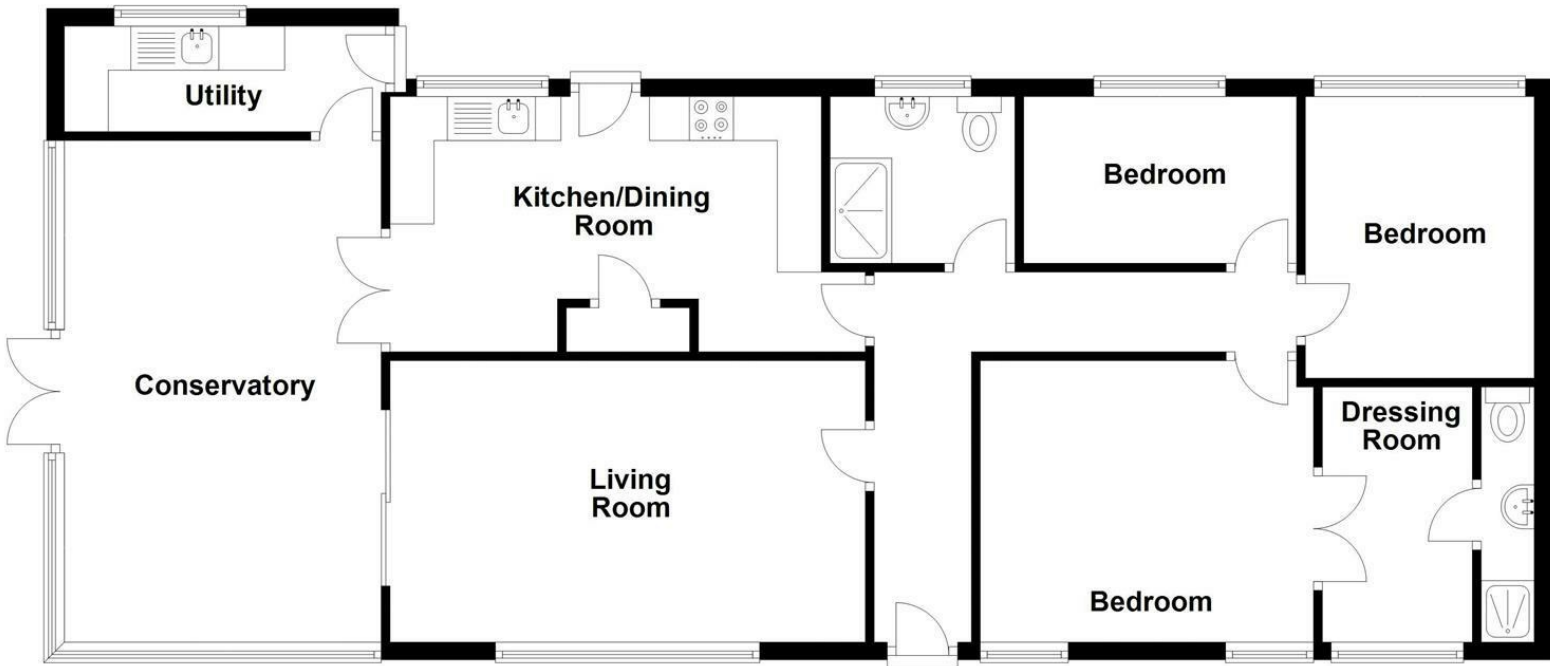
## Outside

Long concrete driveway for ample off street parking leads to the front elevation and having a lawned garden to either side. Timber gate leads to the rear elevation. The rear garden offers a low maintenance area with concrete slabs, bound by timber fencing. Raised planters, work shed, oil tanker. Wrought iron gate leads to the rear garden, offering a long garden with feature stream with small bridge and the garden continues.

## Directions

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road take the second left. Follow the road out of town for some two miles. On reaching the minor crossroads turn right and follow the road into Graigfechan. Follow the road past the Three Pigeons Inn, down the dip and continue through the village, keeping right at the fork in the road to proceed out of the village towards Pentrecelyn, the property can be found on the left hand side by way of our "For Sale Board".





**Ground Floor**

Approx. 106.4 sq. metres (1145.4 sq. feet)

Total area: approx. 106.4 sq. metres (1145.4 sq. feet)

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | <b>84</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   | <b>43</b>               |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <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.