



FREEHOLD

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Bungalow - Detached

MIN Y GRAIG ., GRAIGFECHAN, DENBIGHSHIRE, LL15 2HA

Offers In The Region

£365,000

FEATURES

- Detached Three Bedroom Bungalow
- Open Countryside Views
- Ample Parking for Numerous Vehicles
- Immaculately Kept Landscaped Gardens
- Village Setting
- Two Detached Single Garages
- Large Upstairs Bedroom/ Study
- Tenure- Freehold



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3 Bedroom Bungalow - Detached located in Graigfechan

For Sale a three bedroom detached bungalow, occupying a prime position in the much sought after village of Graigfechan, some 4 miles from Ruthin. The property briefly comprises: entrance porch, hallway, living room, kitchen, three bedrooms, bathroom, separate WC and Utility/Shower Room. The property benefits from immaculately kept landscaped gardens, uPVC double glazing throughout, two single garages, ample parking for several vehicles and beautiful views overlooking the Vale and hills beyond. EPC Rating E 41, Tenure - Freehold, Council Tax Band E.

Call us on

01824 704050

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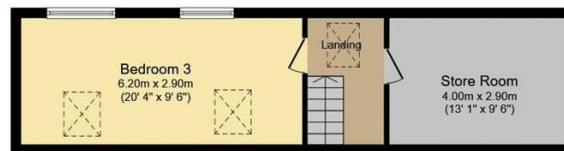
Council Tax Band

E



Ground Floor

Floor area 105.8 sq.m. (1,139 sq.ft.) approx



First Floor

Floor area 33.9 sq.m. (365 sq.ft.) approx

Total floor area 139.7 sq.m. (1,504 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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.

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