



Y Llethrau Old Gate Lane, Llandegla, Denbighshire, LL11 3AN

£475,000

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EPC - C70

Council Tax Band - F

Tenure - Freehold

Old Gate Lane, 3 Bedrooms - Bungalow - Detached

No Chain

A comprehensively modernised and refurbished three bedroom detached bungalow with mature gardens extending approximately to 1/3 of an acre with fantastic far reaching views. The sale represents an opportunity to acquire a superb, larger than average bungalow located in the village of Llandegla. The property has an L shaped entrance hall, open plan bespoke handmade oak kitchen, dining room, a living rooms having extensive views, across countryside towards Llandegla forest, a utility room, , garden room, three bedrooms, fitted family bathroom and shower room, French and bi-folding doors to the garden room and underfloor heating to the bathroom. A tarmac drive provides parking and access to the detached garage which has a remotely operated door. There are extensive lawned gardens and well stocked borders.



Location

Llandegla is located in an area of outstanding natural beauty well known for its range of country activities to include walks, Llandegla One Planet Adventure bike trails, Faux Degla clay pigeon shooting and plenty of lakes for fishing, Tree Top Adventures and Zip World are located within the Snowdonia range. The market towns of Ruthin and Mold are within 10 miles whilst the historic City of Chester is approximately a 40 minute drive. Manchester International airport and Liverpool John Lennon airport are also easily commutable.

There is a community run village shop, primary school and senior schools at Ruthin to include Brynhyfryd and Ruthin School.

Accommodation

Composite grey front door leading to the:

Entrance Hall

Composite front door, Tiled flooring, doors off to kitchen, utility and second hallway, tiled flooring continues through to utility and kitchen.

Utility room

Granite worktop with stainless steel sink with mixer tap over, uPVC double glazed window to front elevation, provisions for washing machine and tumble dryer, space for a tall standing fridge freezer.

Kitchen

A well fitted kitchen having a good range of hand crafted oak wall and base units, stainless steel sink with mixer tap, integral fridge and Miele dishwasher, large double matching pantry cupboard with double drawers below, electric dual control Aga cooker, centre island housing a fridge, built in sliding electric power & wifi socket, complimentary granite working surfaces, two uPVC double glazed windows to the front elevation and a composite door leading to the side elevation,

Dining Room

11'10" x 10'5" (3.63 x 3.2)

Open plan design leading from the kitchen to the dining room, built in storage cupboard having light and power.



Living Room

19'9" x 14'6" (6.02 x 4.44)

Marble fire place housing a living flame gas fire, double radiator, two uPVC double glazed windows two to the side, large double glazed picture window to the front elevation overlooking the gardens and having fantastic far reaching countryside views.

Inner Hallway

Access to all rooms, large double storage cupboard having shelving.

Shower Room

Low level w.c., pedestal wash hand basin, shower cubicle, tiled floor and a uPVC double glazed window to the rear elevation.

Garden Room

Slate tiled floor, bi folding doors leading to the stone patio, french doors leading to the rear elevation.

Master Bedroom

14'7 x 12'2 (4.45m x 3.71m)

uPVC double glazed window to the rear elevation overlooking the gardens and beautiful countryside views, white beamed ceiling.

Bedroom Two

11'10 x 10'2 (3.61m x 3.10m)

Fitted with pine wardrobe and matching overhead storage cupboards, double glazed window to the side elevation.

Bedroom Three

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

Two uPVC double glazed windows to the side and front elevation. double panel radiator.

Family Bathroom

Underfloor electric heating, built in cast iron bath, bath, vanity wash basin, wall mounted WC, walk in corner shower enclosure having a electric shower fitted, chrome towel rail and an obscured double glazed window to the side elevation. matching tiled floor.

Detached Garage

Double electric garage door, light and power, storage shelving.

Outside

The property is approached via double wrought iron gates via a tarmac drive leading to the garage and parking area, there are well established lawned gardens, well stocked borders having a wide variety of herbacious shrubs and plants, sunken rose garden, stone paved patio area, storage room having light, wc and small wall mounted wash hand basin





Floor Plan

Total floor area 152.7 m² (1,643 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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	

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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.