



4 Tan Y Foel, Gellifor, Denbighshire, LL15 1SJ

£230,000



EPC - null

Council Tax Band - E

Tenure - Freehold

Tan Y Foel, Gellifor

3 Bedrooms - Bungalow - Detached

Vacant and No Onward Chain

A well-presented three bedroom detached bungalow with garage and parking to the rear, situated on a generously sized corner plot in the village of Gellifor. The accommodation comprises living room with space for dining table, kitchen, family bathroom, cloakroom and three bedrooms. Lawned gardens and single detached garage to the rear. EPC Rating E-48, Tenure - Freehold, Council Tax Band - E



Accommodation

uPVC Double glazed front door and matching glazed panel adjacent opens into;

Entrance Hall

4'4" x 7'6" (1.32 x 2.29 (1.3237 x 2.2743))
uPVC double glazed window overlooking the side elevation, lighting, power points and doors off to cloakroom, WC and living room.

WC

5'10" x 4'5" (1.78 x 1.35 (1.7895 x 1.3381))
Ceramic pedestal wash basin with tiled splash back, free standing WC and obscured uPVC double glazed window to the side elevation.

Living Room

16'2" x 19'6" (4.93 x 5.94 (4.9393 x 5.9502))
Open electric fire set in a brick fireplace with tiled hearth and wooden mantel over, uPVC double glazed windows to both front and side elevation providing attractive views across the garden towards the hills beyond, storage heater, lighting and power points. Door leading to;

Hallway

Loft access hatch, airing cupboard housing the hot water cylinder and shelving, storage heater and doors leading to kitchen, family bathroom and all three bedrooms.

Kitchen

12'5" x 7'5" (3.78 x 2.26 (3.7927 x 2.2593))
Fitted wall, drawer and base units with laminate work surfaces over, tiled flooring and splash backs. Void and plumbing for both a washing machine and dishwasher, space for stand alone oven, lighting, power points and timber framed glazed windows and door leading to the side porch.

Bathroom

6'8" x 10'11" (2.03 x 3.33 (2.0396 x 3.3276))
Three piece suite comprising of shower enclosure, ceramic pedestal wash basin, free standing WC, further shower cubicle, tiled walls, vinyl flooring and uPVC double glazed obscured window to the side elevation.



Master Bedroom

13'4" x 9'2" (4.06 x 2.79 (4.0762 x 2.7927))

Fixed wardrobes, lighting, power points and uPVC double glazed window overlooking the rear elevation.

Bedroom Two

8'11" x 11'9" (2.72 x 3.58 (2.7195 x 3.5728))

Radiator, lighting, power points and timber framed glazed window and door leading into the:

Conservatory

8'0" x 10'1" (2.44 x 3.07 (2.4388 x 3.0714))

uPVC double glazed windows throughout, conservatory set on lower brick base, lighting and uPVC double glazed door leading to the rear garden.

Bedroom Three

7'3" x 8'4" (2.21 x 2.54 (2.2150 x 2.5481))

Timber framed, glazed window over looking the side elevation and side porch, lighting and power points.

Side Porch

17'3" x 3'5" (5.26 x 1.04 (5.2516 x 1.0490))

Timber framed glazed windows and door leading to rear garden from the side of the property.

Garage

18'8" x 9'0" (5.69 x 2.74 (5.6966 x 2.7313))

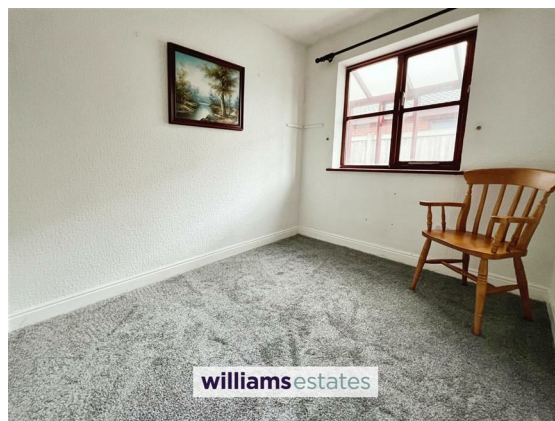
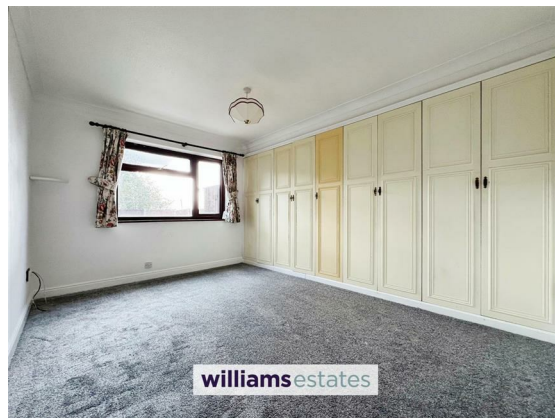
Up and over door, power points, lighting and can be accessed by a uPVC double glazed door from the rear garden or up and over door from the parking area.

Outside

The property sits in a generously sized corner plot. To the front of the property is a shaped lawn with planted beds, shrubs and trees with a walled boundary and pedestrian gate giving access via a path to the side gate and front door. To the side of the property is a paved pathway which continues to the rear door, a lawned garden can be found to the adjacent side bound by hedging, planted beds and trees. The path continues around to the rear of the property where there are further paved paths leading down to an outbuilding, rear gate and garage.

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, turn right sign posted Llangynhafal for approximately 0.5 miles and the property can be found on the left hand side by way of our For Sale sign.





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



Call us on
 01824 704050
Ruthin@williamsestates.com

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.