



**Tom Parry**

Tan Yr Onnen, 4 Felin Goed, Llandrillo, LL21 0SJ

Offers in the region of £309,995

## Tan Yr Onnen 4 Felin Goed, Llandrillo, LL21 0SJ

Nestled in the charming village of Llandrillo, Tan Yr Onnen presents an exceptional opportunity to acquire a well-maintained detached house, perfect for families seeking comfort and space. This property boasts a modern design and is situated in a peaceful cul-de-sac, making it an ideal retreat for those looking to escape the hustle and bustle.

The house features three generously sized bedrooms, providing ample room for family members or guests. The single reception room is inviting and offers a warm atmosphere for relaxation and entertaining. The property also includes a well-appointed bathroom, ensuring convenience for daily living.

One of the standout features of this home is the delightful conservatory, which allows for an abundance of natural light and offers a lovely space to enjoy the garden views throughout the seasons. The outdoor area is equally impressive, with plenty of garden space for children to play or for gardening enthusiasts to cultivate their green thumbs. Additionally, the property benefits from a garage and off-road parking, providing practicality and ease of access.

This detached house is not only a comfortable living space but also a wonderful family home, set in a picturesque location that offers a sense of community and tranquillity. With its modern amenities and spacious layout, Tan Yr Onnen, 4 Y Felin Goed is a property that truly deserves your attention.

### Our Ref:- B845

The ACCOMMODATION comprises :-

All measurements are approximate.

### GROUND FLOOR

#### Entrance Hall

leading to:-

#### Office / Study

with fitted shelving and worktop, 1 radiator.

#### Hallway

with under stair cupboard, 1 radiator, stairs to first floor, doors leading to lounge/living room and kitchen.

#### Lounge / Living Room

20'6" x 11'6" (6.25m x 3.53m)

measured from bay window, 2 radiators, fireplace and raised hearth housing coal effect electric fire. French door into conservatory. Dual aspect.

#### Conservatory

12'8" x 10'4" (3.88m x 3.16m)

with 1 radiator, tiled flooring and door out to rear.

#### Kitchen / Diner

18'4" x 8'11" (5.61m x 2.73m)

hot and cold stainless steel sink, matching wall and base units, part tiled walls, tiled flooring, incorporated oven and hob with extractor fan, under counter plumbing for dishwasher and under counter fridge. 1 radiator and with dual aspect.

#### Utility room

with plumbing for automatic washing machine, fitted shelving and worktop and 1 radiator. Personal door to garage. Independent wc with wash hand basin and 1 radiator.

### FIRST FLOOR

#### Bedroom 1

10'6" x 9'5" (3.21m x 2.89m)

with 1 radiator, fitted wardrobes.

#### Bedroom 2

11'6" x 10'0" (3.51m x 3.07m)

with 1 radiator.

#### Bedroom 3

10'2" x 9'0" (3.10m x 2.75m)

with 1 radiator, eaves storage space and 2 Velux windows.

#### Bathroom

with panelled bath and shower unit, wash hand basin, wc, part tiled walls and 1 radiator.

#### OUTSIDE

Integral single garage with up and over door.. Lawned garden area to the front and rear, with flagged patio area to the rear and flagged drive to the front. With off road parking.

#### MATERIAL INFORMATION

SERVICES:- All mains services. Gas fired central heating.

UPVC doors and windows.

LOCAL AUTHORITY:-

Denbighshire County Council, P.O. Box 62, Ruthin, Denbighshire, LL15 9AZ. Telephone: 01824 706000.

Council Tax Band - E

Rural and village location.

Ample parking space.

Viewing - strictly via selling agent.



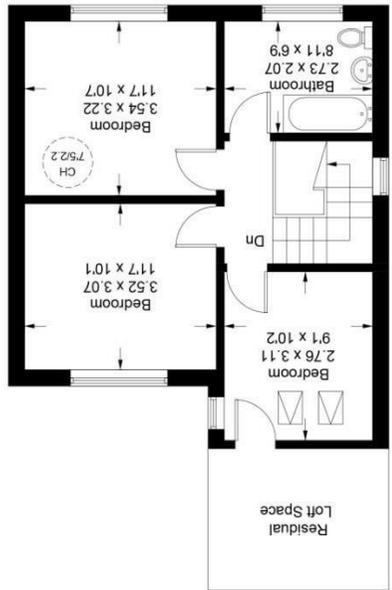




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor  
44.8 sq m / 482 sq ft

Illustration for identification purposes only; measurements are approximate, not to scale.



Ground Floor (including Garage)  
91.2 sq m / 982 sq ft



Tan Yr Onnen 4 Felin Goed, Landrillo, Corwen, LL21 0SJ  
Approximate Gross Internal Area (including Garage)  
136 sq m / 1464 sq ft