



30 Glasfryn, Henllan - LL16 5AQ
£215,000

30 Glasfryn

Henllan, Denbigh

A fantastic opportunity to acquire a two-bedroom bungalow situated in a quiet and peaceful location in the village of Henllan. Occupying a good-sized plot, the property benefits from spacious gardens, off-road parking and an integral garage with an electric door. Internally, the accommodation comprises an entrance hallway, living room, separate dining room, kitchen, conservatory, two double bedrooms and a shower room. Offering well-proportioned accommodation and generous outdoor space, this property would appeal to a range of buyers seeking single-storey living in a village setting.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G





Entrance Hall

13' 6" x 5' 6" (4.11m x 1.67m)

A spacious and welcoming entrance hallway, with doors leading to the living room, bedrooms and shower room.

Living Room

16' 10" x 12' 1" (5.14m x 3.69m)

A bright and spacious living room featuring a uPVC double-glazed window to the front elevation, a fireplace and two ceiling-mounted infrared heating panels. A door provides access to the adjoining dining room.

Dining Room

12' 2" x 9' 7" (3.70m x 2.91m)

A spacious dining room offering ample space for a dining table, with French uPVC double-glazed doors leading into the conservatory, a door providing access to the kitchen and a ceiling-mounted infrared heating panel.

Kitchen

10' 3" x 10' 2" (3.13m x 3.10m)

A well-appointed kitchen comprising complementary worktops with matching wall and base units, a fitted oven with an electric hob and stainless steel extractor hood above, and a stainless steel sink with drainer. Further features include space for a freestanding fridge/freezer, plumbing for a washing machine, a ceiling-mounted infrared heating panel, a uPVC double-glazed window and rear door, and a timber door providing access to the integral garage.

Conservatory

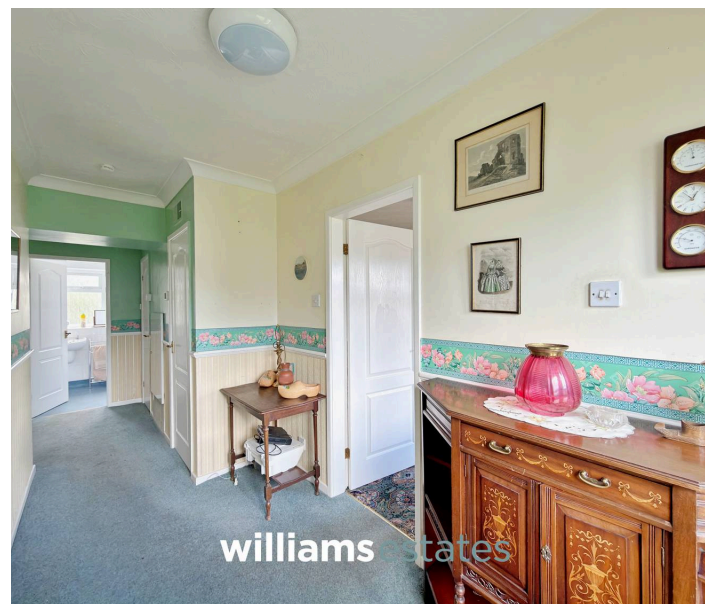
11' 2" x 8' 3" (3.41m x 2.51m)

Accessed from the dining room via uPVC French doors, the conservatory features surrounding uPVC double-glazed windows, offering plenty of natural light and pleasant views overlooking the rear garden.

Bedroom One

13' 2" x 12' 4" (4.02m x 3.77m)

A generously sized double bedroom featuring a range of fitted wardrobes and a uPVC double-glazed



Bedroom One

13' 2" x 12' 4" (4.02m x 3.77m)

A generously sized double bedroom featuring a range of fitted wardrobes and a uPVC double-glazed window to the front elevation, providing plenty of natural light.

Bedroom Two

11' 10" x 8' 8" (3.60m x 2.63m)

A bright and airy bedroom featuring a uPVC double-glazed window to the rear elevation, allowing for plenty of natural light, and a ceiling-mounted infrared heating panel.

Wet Room

9' 3" x 5' 7" (2.82m x 1.70m)

A well-appointed shower room comprising a low-flush W.C., wall-hung wash basin and walk-in shower, complemented by tiled walls and a chrome heated towel rail. Further features include two uPVC double-glazed obscure windows to the rear elevation, providing natural light and privacy, and a wall-mounted infrared heating panel.

Garage

15' 11" x 10' 2" (4.85m x 3.11m)

A generously sized integral garage, offering excellent storage space and benefiting from an electric up-and-over door for convenient access.





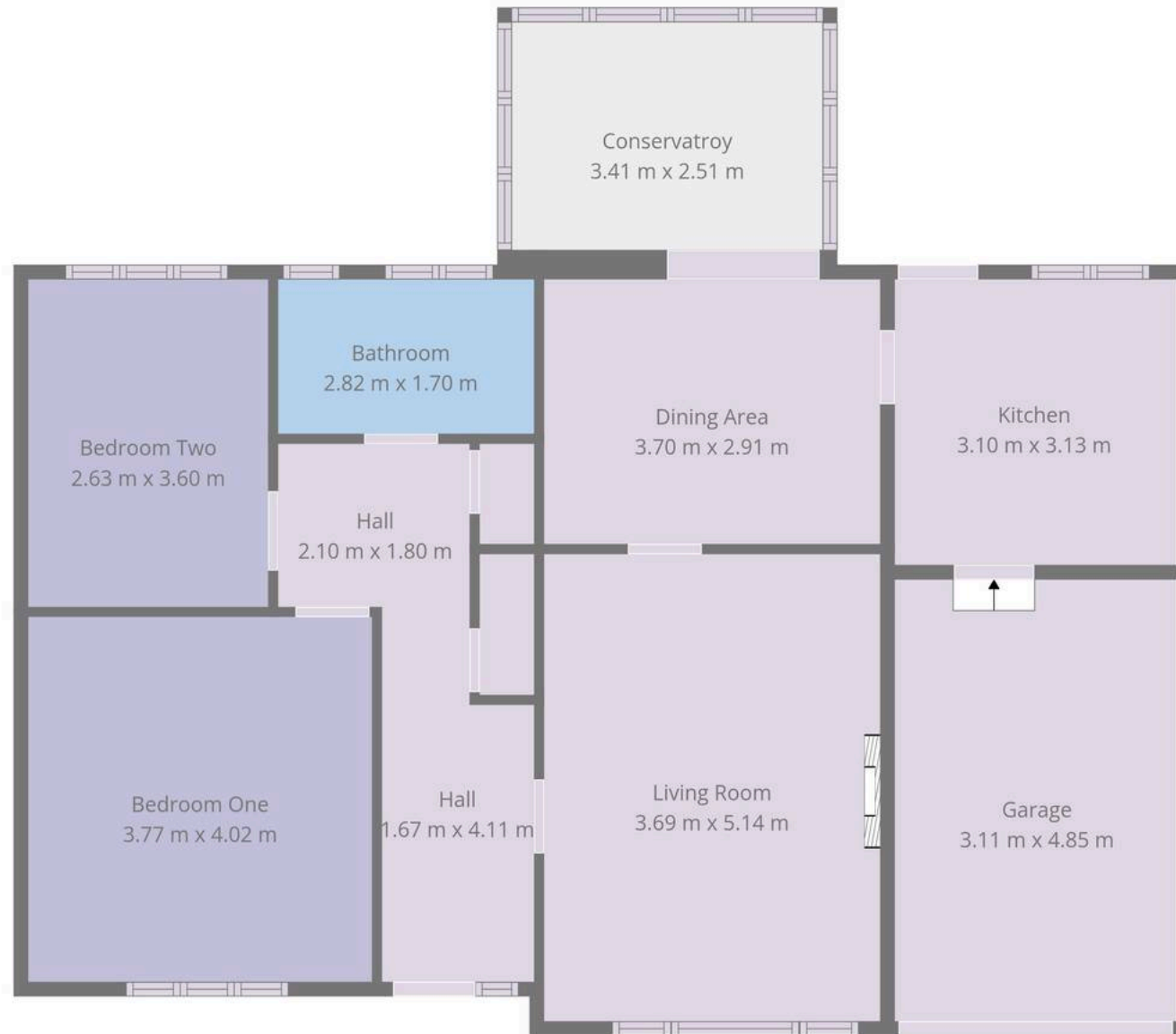
GARDEN

DRIVEWAY

2 Parking Spaces

Driveway and single garage with electric up and over door.

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Total: 84 m²

Ground Floor: 84 m²

Excluded Areas: Garage: 15 M², Conservatroy: 9 M², Walls: 9 m²

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