



Hill View 11 Maes Gogor
Llansannan, Denbigh LL16 5LJ

£365,000



STERLING

ESTATE AGENTS & VALUERS

SPACIOUS FOUR-BEDROOM DETACHED BUNGALOW WITH BEAUTIFUL COUNTRYSIDE VIEWS. A deceptively spacious and beautifully presented four-bedroom detached bungalow, offering exceptional living space, versatile accommodation and a wealth of desirable features, situated in a peaceful cul-de-sac in the charming North Wales village of Llansannan. This wonderful home offers far more than first meets the eye. With generous rooms, an impressive 21-foot conservatory, a versatile loft hobbies room, luxurious bathroom facilities and delightful countryside views, this is a property that really needs to be seen to be fully appreciated. **SPACIOUS AND WELCOMING LIVING AREAS. FOUR BEDROOMS AND LUXURIOUS BATHROOMS. AN IMPRESSIVE ADDITIONAL LOFT ROOM. BEAUTIFUL OUTDOOR SPACE AND COUNTRYSIDE VIEWS. ENERGY EFFICIENCY AND PRACTICAL FEATURES. A WONDERFUL VILLAGE LOCATION,** the property offers the appeal of peaceful village living surrounded by the stunning North Wales countryside. The location provides a wonderful balance between rural tranquillity and access to the nearby towns of Abergele and Denbigh, with the beautiful North Wales coastline also within easy reach. **A HOME THAT OFFERS SO MUCH MORE.** Combining the convenience of predominantly single-storey living with generous accommodation, impressive additional spaces and desirable features, this property offers exceptional versatility for a wide range of buyers. Whether you're looking for a spacious family home, a peaceful countryside retreat or a property with room to enjoy your hobbies and interests, this lovely bungalow has so much to offer. Early viewing is highly recommended to fully appreciate the space, setting and lifestyle this wonderful home provides. Tenure Freehold. Awaiting Council Tax. EPC TBC Ref CB8107



Entrance & Hall

23'0" x 4'7" (7.02 x 1.4)

Open Porch, double glazed front door to HALL oak flooring, central heating radiator, coved ceilings, double doors to stairs up to the hobbies room

Lounge

16'8" x 16'7" (5.1 x 5.07)

The generous lounge provides a comfortable and inviting space to relax, featuring a character stone fireplace and French doors leading into the impressive conservatory.

Measuring approximately 21 feet in length, the conservatory is a fantastic addition to the home, flooded with natural light and offering a wonderful space for entertaining, dining or simply relaxing while enjoying the garden and surrounding views. With French doors opening onto the outdoor areas, it creates a lovely connection between indoor and outdoor living.

Conservatory

21'7" x 7'2" (6.6 x 2.2)

Measuring approximately 21 feet in length, the conservatory is a fantastic addition to the home, flooded with natural light and offering a wonderful space for entertaining, dining or simply relaxing while enjoying the garden and surrounding views. With French doors opening onto the outdoor areas, it creates a lovely connection between indoor and outdoor living.

Kitchen Breakfast Room

15'6" x 9'3" (4.72m x 2.82m)

Range of white base cupboards and drawers with speckled design work top surfaces, wall units, splash back, stainless steel cooker hood, upvc walls, plumbing for washing machine, central heating radiator, dishwasher, peninsular unit and single drainer sink unit. The well-equipped kitchen and breakfast room offers ample storage, practical workspace and a Rangemaster cooker, making it an ideal space for everyday family life.

Bedroom 1

11'3" x 10'9" (3.43m x 3.28m)

The principal bedroom benefits from fitted wardrobes and its own en-suite shower and steam room, bringing a touch of spa-like luxury to everyday living. Double glazed window, central heating radiator, built in wardrobes with 5 doors, top cupboards, dressing table

En Suite Shower Room/Steam Room

8'6" x 5'4" (2.59m x 1.63m)

Vanity wash hand basin, w.c, heated towel radiator, double glazed, quadrant shower cubicle and unit

Bedroom 2

11'3" x 10'2" (3.43m x 3.10m)

Double glazed central heating radiator

Family Bathroom

8'10" x 7'6" (2.7 x 2.3)

The family bathroom is equally impressive, featuring a two-person corner jacuzzi bath - perfect for unwinding after a busy day. Oval jacuzzi bath, w.c, vanity wash hand basin, double glazed, heated towel radiator, upvc walls, airing cupboard

Inner Hall

Worcester central heating boiler

Bedroom 3

12'1" x 4'11" (3.7 x 1.5)

Double glazed, central heating radiator

Bedroom 4

11'9" x 7'10" (3.6 x 2.4)

Double glazed, central heating radiator

IMPRESSIVE ADDITIONAL LOFT ROOM

29'2" x 7'2" (8.9 x 2.2)

A staircase leads to a spacious, carpeted loft hobbies room measuring approximately 29 feet in length. This fantastic additional space offers numerous possibilities for hobbies, creative pursuits, a games room or a home workspace, subject to any necessary permissions. Central heating radiator, 2 double glazed velux windows, range of 18 roof void storage cupboards and display units

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

MOBILE & BROADBAND CONNECTION

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Variable outdoor

O2- Good outdoor, variable in-home

Three-UK Good outdoor and in-home

Vodafone_Good outdoor

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area. Standard 18 Mbps 1 Mbps Good Superfast 71 Mbps 16 Mbps Good Ultrafast -Not available

A HOME THAT OFFERS SO MUCH MORE

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ENERGY EFFICIENCY AND PRACTICAL FEATURES

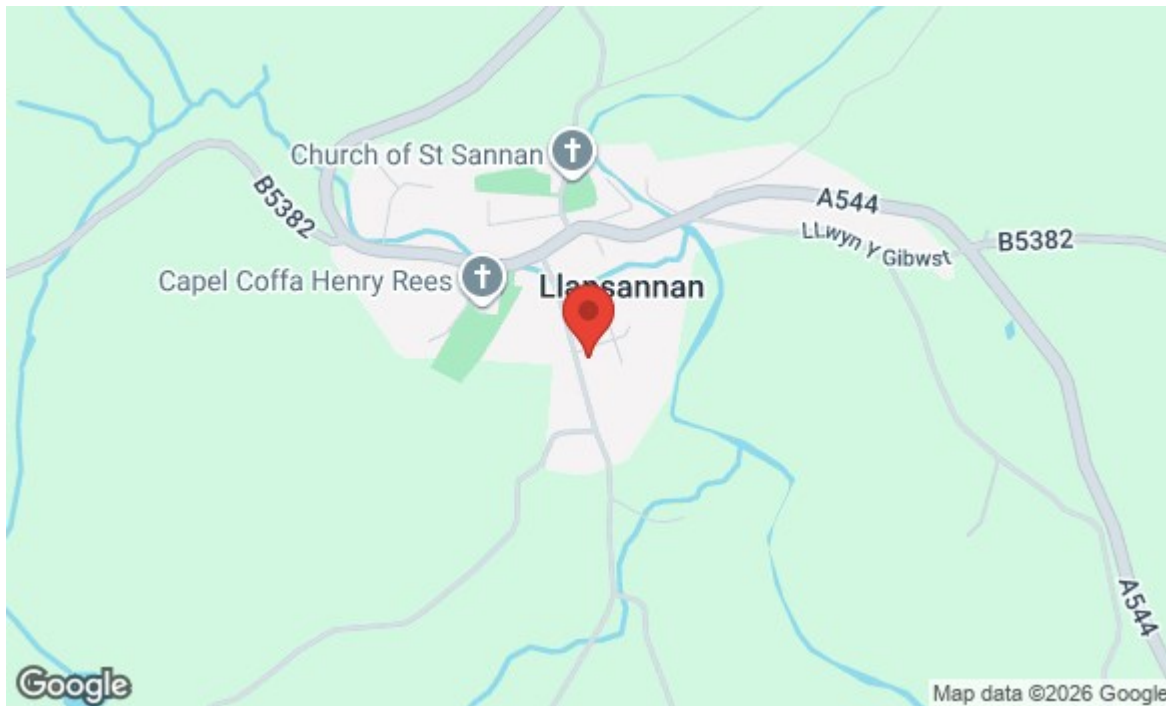
The property also benefits from solar panels with battery storage, offering an attractive feature for buyers mindful of energy consumption and running costs. Further benefits include double glazing, oil central heating, lpg living room fire and private driveway parking for two vehicles.

BEAUTIFUL OUTDOOR SPACE AND COUNTRYSIDE VIEWS

Outside, the property enjoys a delightful rear garden with established planting, a greenhouse and generous split-level decking. The garden provides an ideal setting for summer barbecues, outdoor dining or simply enjoying the peaceful surroundings. With open views across neighbouring playing fields towards the beautiful North Wales hills, the outdoor space offers a lovely sense of openness and tranquillity.







AGENTS NOTES;

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
A			A
B			B
C			C
D			D
E			E
F			F
G			G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

