



1 Maes Erw Isaf, Llandyrnog

Offers Over £450,000

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Introducing Maes Erw Isaf, an exclusive residential development featuring just eight beautifully crafted properties, nestled in the picturesque and sought-after village of Llandyrnog. Perfectly positioned, Llandyrnog offers a peaceful village atmosphere while providing easy access to the historic market towns of Denbigh and Ruthin, both just approximately 4 miles away. With excellent road connections via the A55 at Bodfari and the A494 at Mold, Maes Erw Isaf places the North Wales coast, Wirral, Manchester, and Liverpool within convenient reach.

These exceptional homes have been brought to life by Best Construction, a trusted, family-run company based in Mold. With over 35 years of experience and a stellar reputation for creating high-quality homes, they have ensured that every detail of Maes Erw Isaf has been designed with modern living in mind.

Each property in Maes Erw Isaf boasts a meticulously planned, high-specification finish, combining contemporary design with comfort and style to offer a truly superior living experience. Each property includes ample parking for multiple vehicles, air source heating system and underfloor heating. Whether you're drawn to the scenic village location or the refined craftsmanship of these homes, Maes Erw Isaf offers an unparalleled opportunity to embrace an elevated lifestyle.





SPECIFICATION

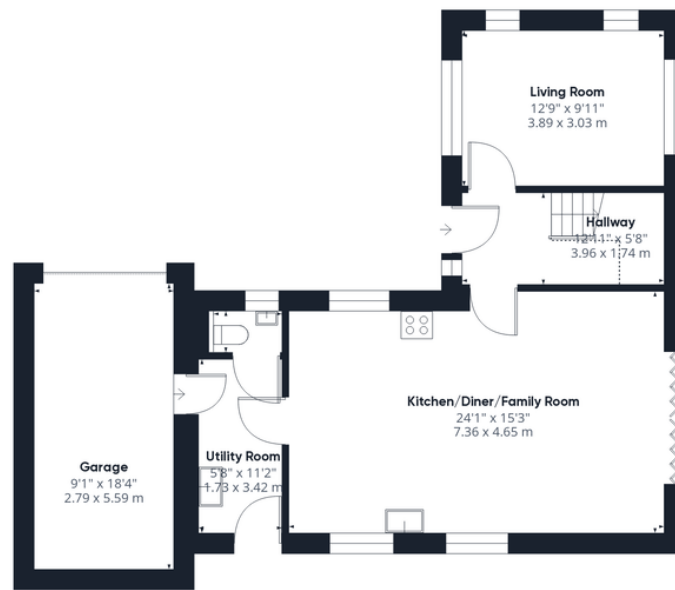
The property is complete with:

- 10 year NHBC warranty
- Quality shaker style fitted kitchen
- Integrated appliances & quartz worktops
- uPVC anthracite grey windows and composite front door
- Air source heating making the properties energy efficient
- Underfloor heating to the ground floor
- Floor tiles to kitchen /diner/family/ downstairs cloaks and utility
- Private driveways with ample off road parking
- Aluminium bi-folding doors
- Sectional aluminium electric garage doors in anthracite grey with entry fobs

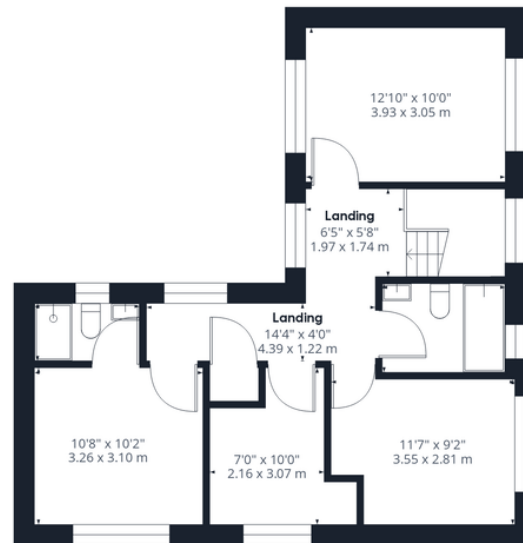








Floor 0



Floor 1

Approximate total area⁽¹⁾

1414.39 ft²

131.4 m²

Reduced headroom

303.76 ft²

2.62 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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