



**Pant Derw Coppi Road, Denbigh,
Denbighshire, LL16 5AA**

£535,000

 4  3  1  D

EPC - D62

Council Tax Band - F

Tenure - Freehold

Coppi Road, Denbigh

4 Bedrooms - Character Property - Detached

Video Tour Available... Offered for sale a well presented unique four bedroom detached character property, located just outside of Denbigh town. Accessed via a quiet country lane, the property is surrounded by unspoilt countryside views and also conveniently located on the outskirts of the popular market town of Denbigh. The property comprises entrance hall, lounge, cloakroom, kitchen/ breakfast room, utility, four bedrooms and family bathroom. The outside offers a large driveway for ample off road parking, double garage, workshop, large garden to the side and front and further patio area to the rear which is a particular feature. Further benefits include double glazing throughout and oil gas central heating. Viewing highly recommended to appreciate this beautiful home. EPC Rating D62



Accommodation

Double glazed hardwood door with glass panel leads into:

Entrance Hall

Spacious hallway with radiators, power points, storage cupboard, double glazed window to the front and side and doors off to further accommodation.

Lounge

20'0" x 11'6" (6.10 x 3.51 (6.09 x 3.50))
Having radiator, power points, three double glazed windows to the front and further double glazed French doors leads to the rear patio.

Cloakroom

6'5" x 5'5" (1.96 x 1.65)
Having low flush W.C, vanity unit with wash basin, tiled splash back and double glazed window to the rear.

Kitchen/Breakfast Room

15'11" x 11'0" (4.85 x 3.35)
Offering a range of wall, drawer and base units with work surfaces over, integrated electric cooker with four ring gas hob, white ceramic sink with mixer tap, space for dishwasher, tiled splash back, tiled flooring, radiator, power points, double glazed window to the side, further double glazed patio doors leads to the rear garden.

Utility room

10'0" x 5'8" (3.05 x 1.73)
Having tiled flooring, wall and base units with work surfaces over, space for tall standing fridge freezer, plumbing for washing machine and dryer, tiled splash back, boiler and double glazed door with glass panel gives access to the side elevation.

Bedroom Three

11'11" x 8'1" (3.63 x 2.46)
With loft access hatch, radiator, power points and double glazed window to the side.

Family Bathroom

9'4" x 9'3" (2.84 x 2.82)
Offering an L-shaped bathroom with low flush W.C, pedestal basin, panel bath with attachable shower hose, shower enclosure with lighting, half panelled walls, radiator and double glazed window to the side.



Master bedroom

16'3" x 12'3" (4.95 x 3.73)

Offering a range of fitted wardrobes, radiator, power points and double glazed windows to both sides

Bedroom Two

15'9" x 9'0" (4.80 x 2.74)

A bright spacious bedroom with radiator, power points, double glazed window to the front and further Velux windows to each side.

En-suite

6'9" x 2'10" (2.06 x 0.86)

With low flush W.C, pedestal wash basin, radiator and double glazed Velux window to the side.

Bedroom Four

11'8" x 7'8" (3.56 x 2.34)

With radiator, power points and double glazed Velux window to the side.

Double Garage

20'10" x 20'5" (6.35 x 6.22)

Having ample storage space, power and lighting.

Workshop

14'9" x 14'3" (4.50 x 4.34)

Access through the double garage or outside.

Having work surfaces, ample storage space, power, lighting and window to the side.

Outside

Situated on a large plot, the property can be approached via both sides.

Large gravelled driveway with double hardwood gates for ample off road parking. Access to double garage and workshop.

Bounded by fencing, a large lawn area to the side, approx half an acre with a mixture of trees.

The front garden offers a tiered lawn area with a mixture of shrubs, brick paved patio and pathway leads to the rear elevation.

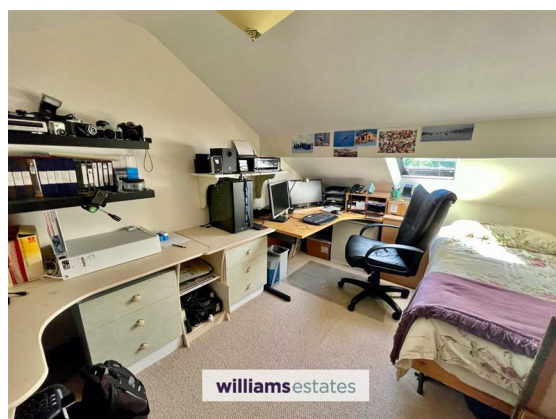
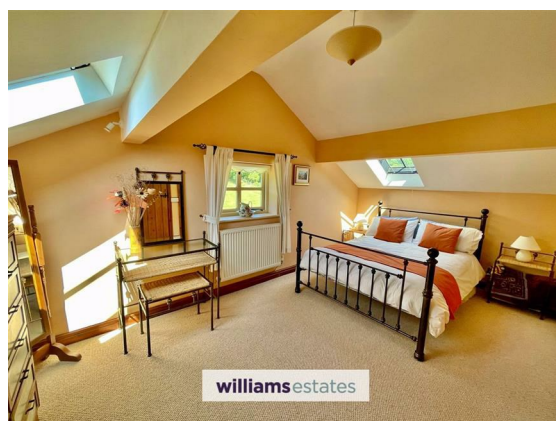
The rear garden has a lawn area to the side with a sunny aspect, paved patio areas, gravelled feature area with pond and water feature.

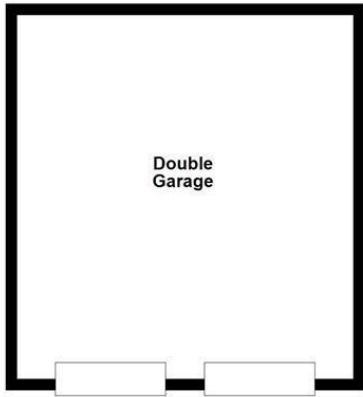
Providing stunning unspoiled countryside views around.

Directions

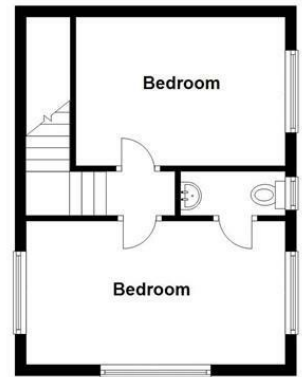
Proceed from our Denbigh office right through the High Street to the roundabout. Take the second exit off signposted Henllan. Continue on the B5382 Ffordd Copsy for 0.5 miles, then take the first left turning adj to first house on left.

Continue on this lane for 0.3 miles and Pant Derw can be seen on the left hand side.





Ground Floor
Approx. 137.2 sq. metres (1476.3 sq. feet)



First Floor
Approx. 29.1 sq. metres (312.8 sq. feet)

Total area: approx. 166.2 sq. metres (1789.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 817417

Denbigh@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.