



The Coach House Lôn Copner, Denbigh, LL16 3UT

£390,000

 4  1  2  E

EPC - E39

Council Tax Band - E Tenure - Freehold

SUMMARY

No Onward Chain! - A unique opportunity to purchase a former coach house, converted to provide a substantial four bedroomed family home. The property enjoys a sought after residential location within walking distance of local amenities and benefits from ample off road parking, detached garage and a private walled garden. There are stunning views of the Clwydian Hills from the first floor. The property comprises of reception hall, kitchen/diner, spacious lounge and cloakroom. To the first floor, four good size bedrooms and bathroom. The property offers tremendous potential and viewing is highly recommended. EPC Rating TBC.



Accommodation

Upvc double glazed door with stained glass window leads into:

Reception Hall

An impressive, welcoming entrance hall with feature staircase and stained glass arch window to the front. Radiator, power points and double glazed window to the rear with deep sill.

Cloakroom

8'1" x 2'9" (2.46m x 0.84m)

Having low flush W.C, part tiled walls, wall mounted basin and window to the front.

Kitchen/Diner

24'9" x 11'9" (7.54m x 3.58m)

Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink, integrated double oven, electric hob, part tiled walls, plumbing for washing machine, radiators, power points, gas central heating boiler, large storage cupboard/pantry, double glazed window to the rear and further obscure glazed window and door to the front.

Lounge

24'9" x 12'5" (7.54m x 3.78m)

A bright spacious lounge with feature stone built fireplace on a marble effect hearth, radiators, power points, double glazed window to the front elevation and double glazed patio doors leading to the garden.

Landing

Feature stained glass window to the front elevation, radiator, good size airing cupboard and accommodation off.

Bedroom One

13'2" x 13'1" (4.01m x 3.99m)

Having radiator, power points, fitted wardrobes, double glazed window to the side and rear elevation.

Bedroom Two

14'10" x 8'9" (4.52m x 2.67m)

With radiator, power points, fitted wardrobes and window to the rear elevation.

Bedroom Three

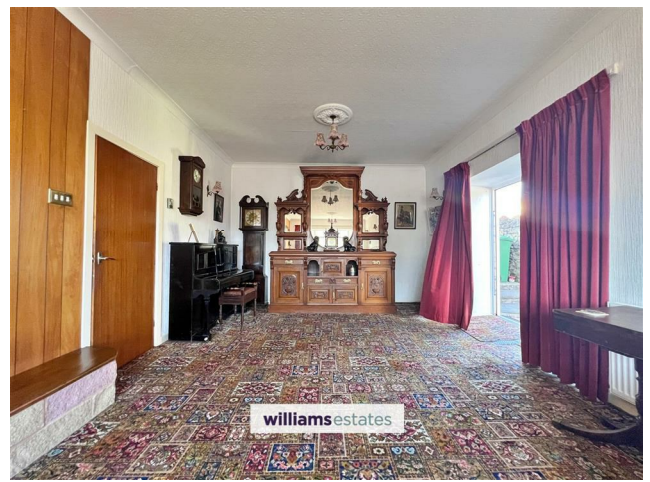
11'7" x 11'10" (3.53m x 3.61m)

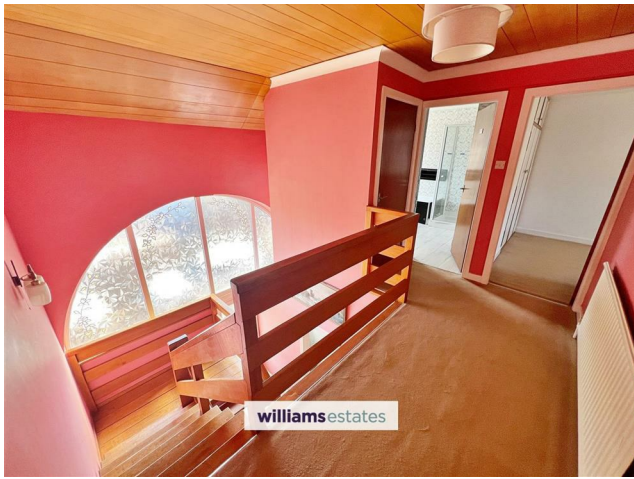
Radiator, power points, fitted wardrobes and double glazed window to the rear.

Bedroom Four

13'2" x 8'4" (4.01m x 2.54m)

Window to the front and side elevation, radiator and power points





Bathroom

8'7" x 8'5" (2.62m x 2.57m)

Offering a white suite with low flush W.C, pedestal wash basin, shower cubicle, panelled bath, fully tiled walls, radiator and double glazed window. Loft access hatch, partially boarded, roof light, electric light and offering great potential for loft conversion.

Outside

The property is approached via a good size driveway for ample off road parking.

Detached garage for ample storage with an up and over door & rear access.

Private walled garden to the side which is mainly laid to lawn with a variety of mature fruit trees.

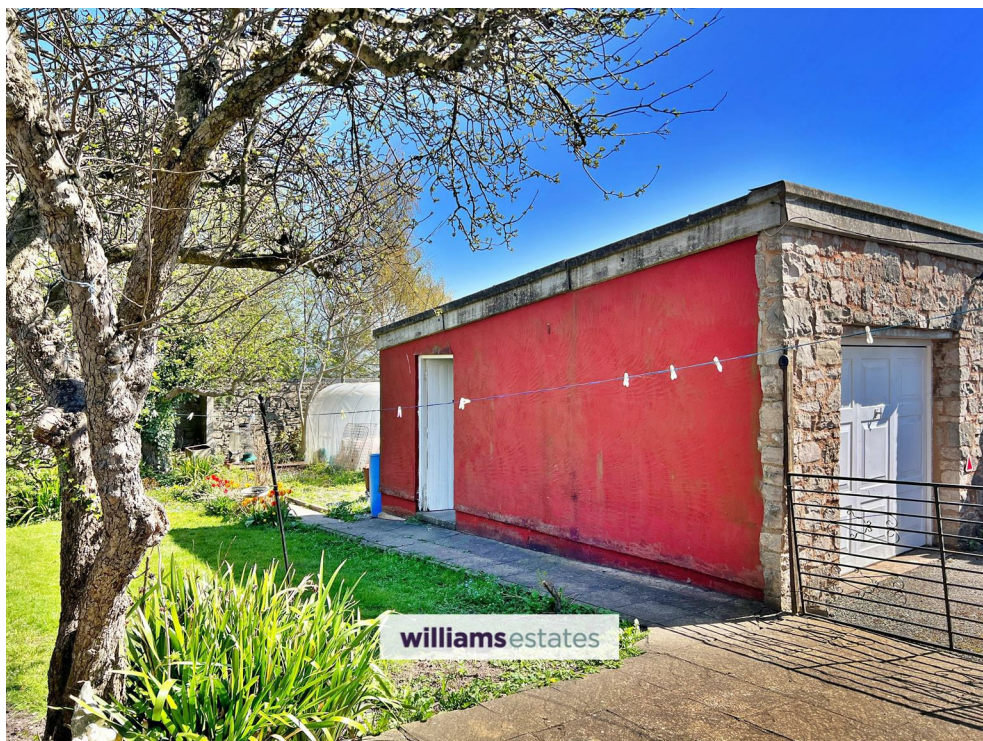
Directions

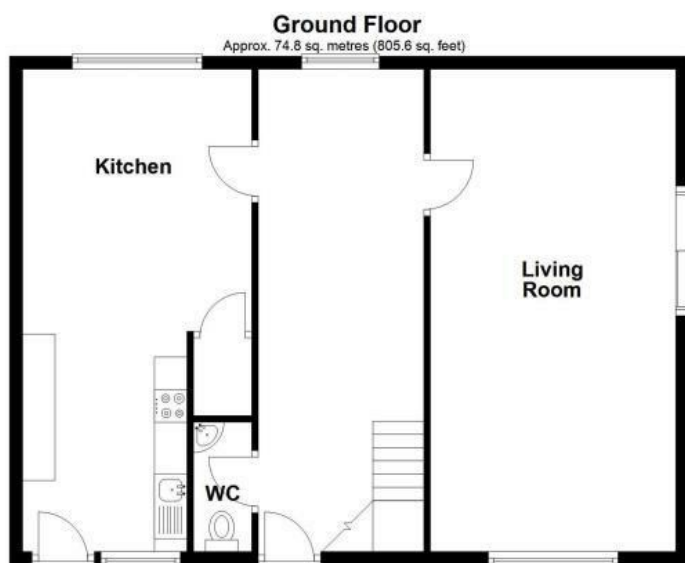
From our Williams Estates Office, continue down vale street and take your third turning on the left, past Beach House Surgery onto Lon Copner, and the property will be found on the right hand side, by way of our For Sale Board.











Total area: approx. 154.1 sq. metres (1658.6 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
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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.