



Mold Road, Denbigh LL16 4BH £284,950

Monopoly Buy Sell Rent are pleased to offer for sale this immaculately presented two-bedroom high spec barn conversions of quality, occupying an attractive position on the outskirts of Denbigh with views over the Vale of Clwyd across to the Clwydian Range. The property was developed by Alun Davies, a highly respected local building contractor, who has completed a number of award-winning developments in the area.

In brief the property comprises a lounge with a central feature fireplace, oak fitted kitchen diner, sunroom with skylights, cloakroom, two double bedrooms and a newly fitted bathroom. Externally the property has an easily maintained and private rear garden with a newly bought Lifelong steel shed having electricity and light, a blocked paved driveway and a further two parking spaces. The property also benefits from ground source heating systems with underfloor heating throughout, LED internal lighting and an interior speaker system. A versatile and well-balanced home that is perfectly designed for modern living! INSPECTION IS HIGHLY RECOMMENDED.

- Two Bedroom Character Barn Conversion
- Under Floor Heating & Double Glazing
- Lifelong Shed with Electric Supply & Lighting
- Stunning Countryside Views
- Finished to a High Specification Throughout
- Ground Source Heating & Heat Pump
- Garden & Parking for Three Vehicles
- Freehold Property, Council Tax Band E



Lounge

5.84 x 4.00 (19'1" x 13'1")

A Rockdoor oak effect composite front door leads you into this cottage-style lounge with a central feature fireplace having an exposed brick chimney breast with oak beam mantle, slate hearth housing a wood burner. A turned oak spindled staircase leads you to the first floor with storage cupboard beneath with tiled slate flooring with under-floor heating, solid oak skirting boards and architraves and an oak panelled double glazed window overlooking the front of the property enjoying views of the courtyard and the Clwydian Range beyond.

Kitchen Diner

3.74 x 3.42 (12'3" x 11'2")

A bespoke quality kitchen fitted with a range of oak units having granite worktops, Belfast sink with mixer tap, tiled splash backs, electric Aga range cooker with extractor fan, integrated fridge freezer and dishwasher, void for washing machine, slate floor tiles and a small oak lined double glazed window with deep sill overlooking the side of the property. Space for a dining table and oak door leading into the sunroom and a cloakroom leading to the back door.

Sun Room

3.24 x 2.77 (10'7" x 9'1")

This is a delightful room with Rockdoor composite French doors opening out into the rear garden. There are two natural skylights with fitted blinds, slate tiled flooring with underfloor heating and oak beams. This room enjoys the sun for most of the day, very versatile room could be an office, music room, snug or dining room.

Cloakroom

Having slate tiled flooring matching the kitchen with plenty of space to keep your shoes and coats, a good sized storage cupboard housing the ground source heating pump and consumer unit and a Rockdoor oak effect composite external door leads you out to the rear garden.

Landing

A solid oak turned staircase leads to this carpeted landing with exposed beam ceiling and oak interior doors leading to all rooms.

Master Bedroom

4.00 x 3.65 (13'1" x 11'11")

A spacious master bedroom with high ceiling and exposed beams, carpeted flooring with double glazed oak lined window overlooking the front of the property offering superb views across the Vale towards Moel Fammau and a smaller double glazed window overlooking the side of the property with countryside views.



Bathroom

2.60 x 1.45 (8'6" x 4'9")

Newly fitted bathroom suite comprising a quality white three piece suite having a vanity unit with wash basin and cupboard beneath also a low flush WC, with light blue gloss Metro ceramic tile splashback. 'P' shaped bath with mixer tap and a thermostatic double shower system and a natural stone effect splashback, traditional heated towel rail radiator, decorative tile flooring, extractor fan and surround sound ceiling speakers.

Bedroom 2

3.85 x 3.70 (12'7" x 12'1")

A further spacious carpeted double bedroom has a vaulted ceiling with exposed beams and an oak double glazed window overlooking the side of the property.

Outside

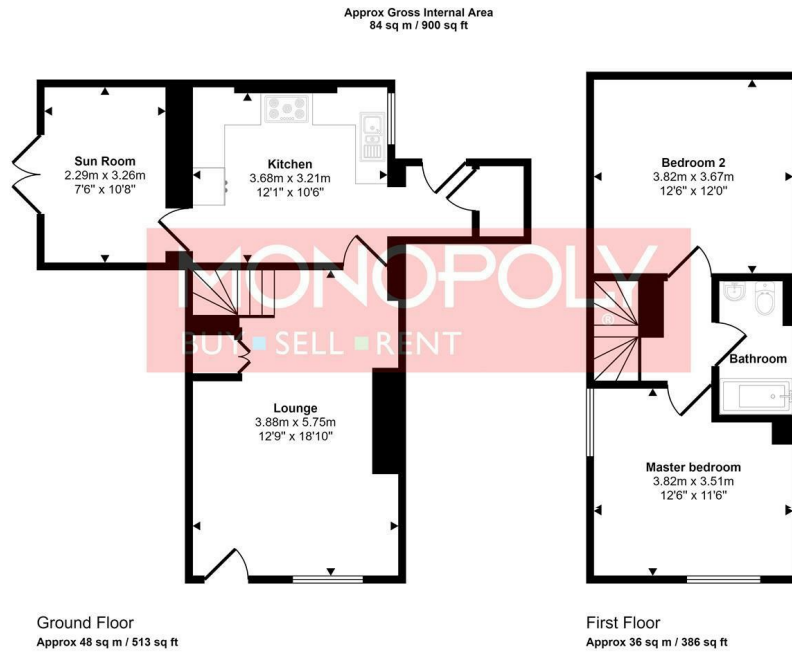
The property is situated within a small courtyard accessed via an electric/remote control double gate. There is allocated parking for two cars at the front of the property and a further large parking area to the side all blocked paved with a log store shed and a timber gate accessing the rear garden. The rear garden is private and well enclosed with a newly laid blocked paved patio area having slate chipped borders with trees and shrubbery for easy maintenance and a newly bought Lifelong shed with electric supply & lighting.



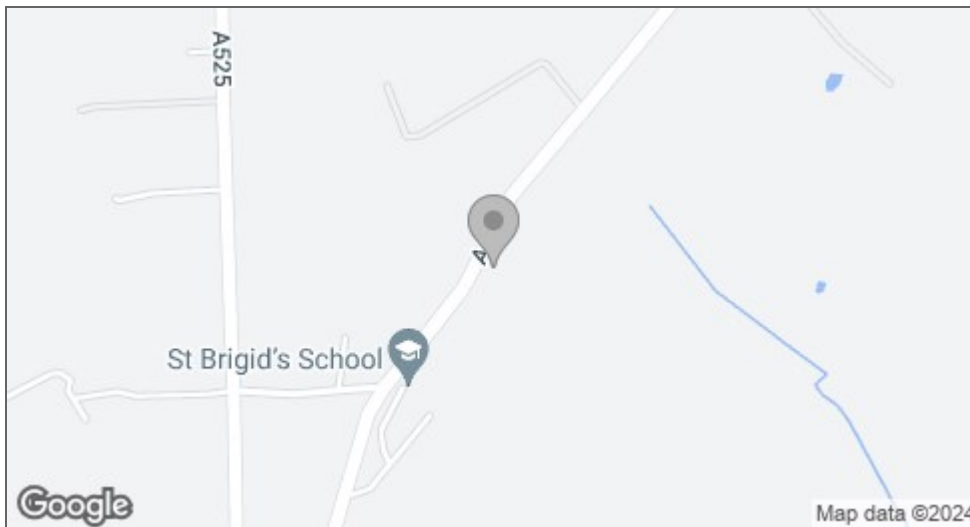








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

