



## Mold Road, Denbigh LL16 4BH

£270,000

Unique and beautiful 2 bedroom country cottage, set within the Vale of Clwyd on the edge of the medieval castle town of Denbigh. Small but perfectly formed, this is a stunning high-end property, with eco-friendly features, and the charm, comfort and homely feel of an idyllic traditional home.

A top-end barn conversion (2008) by an Award Winning local builder, this immaculate little gem is set within a private, gated and characterful community. Downstairs, you have a tiled floor throughout, a cosy characterful living room with beamed woodburner fireplace, and a truly fabulous bespoke handcrafted solid oak kitchen, with granite worktops and a gleaming modern electric Aga. A sun-filled sitting room with patio doors, perfect for so many uses, completes the picture.

A solid oak turned staircase leads you to the carpeted landing, and 2 good sized airy bedrooms with exposed beam ceilings. Expansive countryside views across fields and hedgerows towards the Clwydian Hills AONB can be enjoyed from every window. The upstairs is completed by the top-end bathroom, also featuring a beamed ceiling. The property benefits from a ground source heat pump, and under floor heating. There is also an interior speaker system throughout the house.

Outside, the rear garden is low maintenance, fully enclosed and pet friendly. A useful 'Lifelong' steel shed, and a small greenhouse, are also included. To the side of the property there is a combined log-store/shed and an additional bike-shed. To the front of the property, there is the original historic well, now made safe, and ample parking for 3 vehicles.

Within easy access of the tiny cathedral city of St Asaph and the market towns of Ruthin and Mold, it's only minutes from Glan Clwyd Hospital, the A55 and less than an hour from Snowdonia National Park.

This is a most desirable, adaptable and unique two-bedroom home in a beautiful setting.

INSPECTION IS HIGHLY RECOMMENDED.

NO UPWARD CHAIN

- Stunning Character 2 Bed Country Cottage
- High Specification Throughout
- Under Floor Heating & Double Glazing
- Gated Courtyard with Ample Parking for 3 Vehicles
- Freehold Property, Council Tax Band E
- No Onward Chain
- Ground Source Heating & Heat Pump
- Enclosed Garden
- Easy Access to A55 and Chester



## 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 handmade 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 \ Study

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.







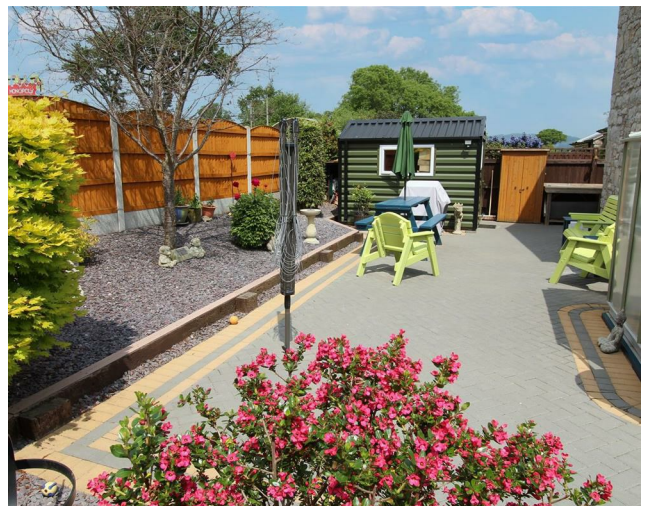
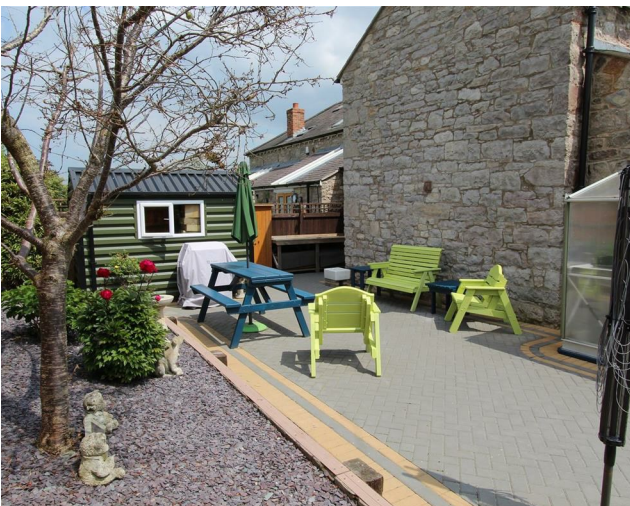








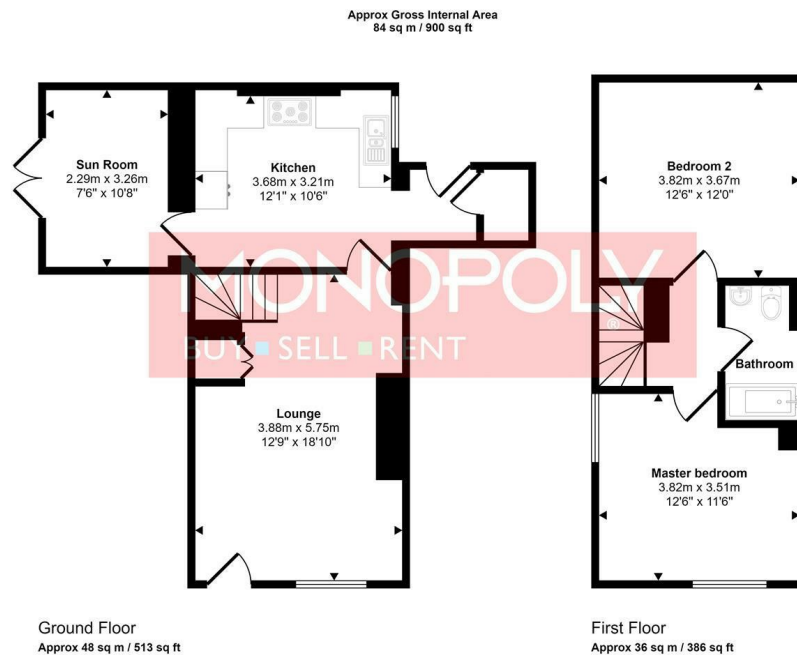




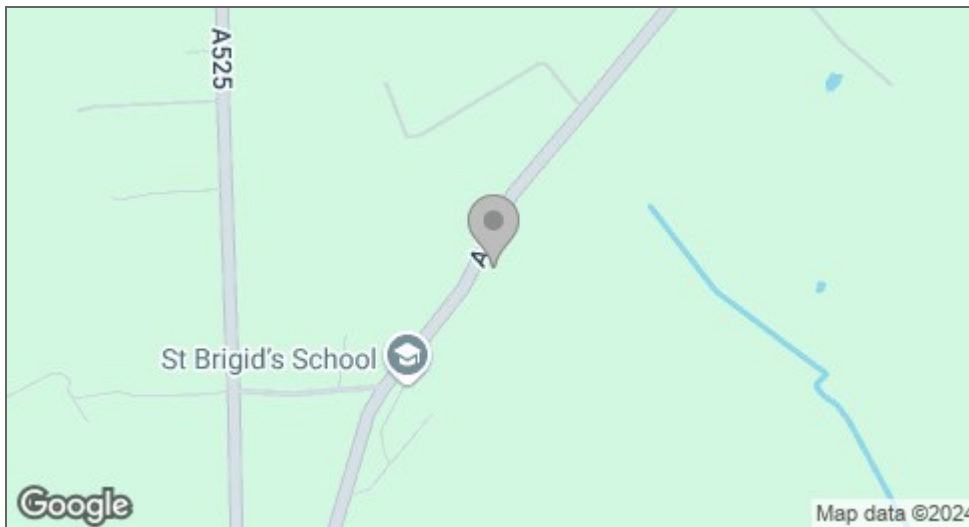








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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			
(69-80) C		76	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

