



## Prion Road, Denbigh LL16 5ST Offers In Excess Of £300,000

Monopoly Buy Sell Rent are pleased to offer for sale this well appointed barn conversion on the exclusive Pennant farm development, set in a rural location with fantastic far reaching countryside views, yet within easy reach of all the local amenities of Denbigh town. The property in brief comprises of entrance hall with tiled flooring, open plan kitchen diner having an island, lounge with French doors opening out onto the rear garden, downstairs W.C, split-level gallery landing, master bedroom with en-suite shower room, two further double bedrooms and a bathroom with a three piece suite. Externally there is a private and enclosed rear garden, a single garage and two parking space to the front of the property. Quality fittings feature throughout the property which is fully double glazed and has the benefit of an air source heating system. INSPECTION IS HIGHLY RECOMMENDED.

- Impressive Barn Conversion
- Finished to a High Specification
- Open Plan Kitchen Dinner
- Council Tax Band E
- NO ONWARDS CHAIN
- Mid Terrace Mews with Air Source Heating
- Three Double Bedrooms
- Vaulted Ceilings and Gallery
- Freehold Tenure
- VIRTUAL TOUR



## Entrance Hall

1.58m x 1.70m (5'2" x 5'6")

A splendid arched-shaped glazed entrance door leads you into this light and airy entrance hall with tiled steps leading you up to the open plan kitchen diner with a consumer unit cupboard.

## Open Plan Kitchen Diner

6.63m x 5.23m (21'9" x 17'2")

An impressive open-plan kitchen diner with tiled flooring with two double-glazed windows fitted with Venetian blinds overlooking the front of the property with a pantry cupboard, double oak doors lead you into the lounge and an inner hallway leads you to the downstairs WC and reception room. The kitchen fitted with a range of oak-fronted units and black granite effect worktops with a matching island with a breakfast bar. Integrated dishwasher, washing machine, fridge and freezer and an electric range cooker with gas hob (LPG supply) having an extractor hood above. Tiled splashbacks with electric sockets and stainless-steel sink with mixer tap. Spacious dining area with room for a large dining table and turned staircase leads you up to the first floor.

## Lounge

3.91m x 5.44m (12'10" x 17'10")

An elegant lounge with oak flooring, part vaulted ceiling with a gallery, Velux window and double-glazed French door with glazed side panels opens out into the rear garden. A central feature fireplace housing a gas fire with raised slate hearth having an oak mantle.

## Reception Room

3.66m x 2.46m (12'0" x 8'1")

A versatile room with oak flooring and double-glazed window overlooking the rear of the property with a radiator. Currently being used as a snug but could be a bedroom, hobby room or office.

## Downstairs WC

Modern white suite comprising vanity unit with handwash basin and low-level WC. Part tiled walls with decorative border, tiled flooring, extractor fan and radiator.

## Landing

Carpeted turned staircase leads you onto this split-level landing with a gallery looking down into the lounge, a linen cupboard and oak doors leading into all rooms.

## Master Bedroom

5.28m x 3.63m (17'4" x 11'11")

An impressive master bedroom with a high vaulted ceiling having exposed trusses and purlins with a double-glazed window overlooking the front of the property, radiator and oak door leading into the en suite.



## Master En Suite

2.69m x 0.99m (8'10" x 3'3")

Fully tiled en suite with a decorative border having a floor level shower tray with glazed screen and thermostatic shower, vanity unit with bowl and low level WC with extractor fan and panelled radiator.

## Bedroom 2

3.33m x 2.90m (10'11" x 9'6")

A good-sized carpeted double bedroom with high vaulted ceiling having exposed truss and purlins with double-glazed window overlooking the front of the property and a radiator.

## Bedroom 3

3.15m x 2.84m (10'4" x 9'4")

A double bedroom with a Velux window, under eaves storage, carpeted flooring and panelled radiator.

## Bathroom

2.03m x 1.96m (6'8" x 6'5")

A delightful bathroom with a three-piece suite comprising bath with thermostatic shower over, pedestal hand wash basin and close coupled WC. Fully tiled walls with mosaic border and tiled flooring, radiator and double glazed Velux roof window and extractor fan.

## Garage

5.49m x 2.44m (18'0" x 8'0")

The property benefits from a single garage which is situated at the back of the property with timber panelled doors having electric light and power installed.

## Front of the Property

To the front of the property is a gravelled parking pad which provides off road parking for two vehicles with a minimal maintenance shrub bed border and a flagged pathway leads you to the front door.

## Rear Garden

An enclosed and private rear garden enjoying distant views of the Vale with a stone flagged patio area, timber store, lawn area, wood raised beds full of vegetables and a timber garden shed. A timber gate leads you out to the communal garage and garden area.

## Communal Area

To the front of the property is a communal courtyard, and to the rear communal garages and grounds enjoying splendid views over the Vale of Clwyd.

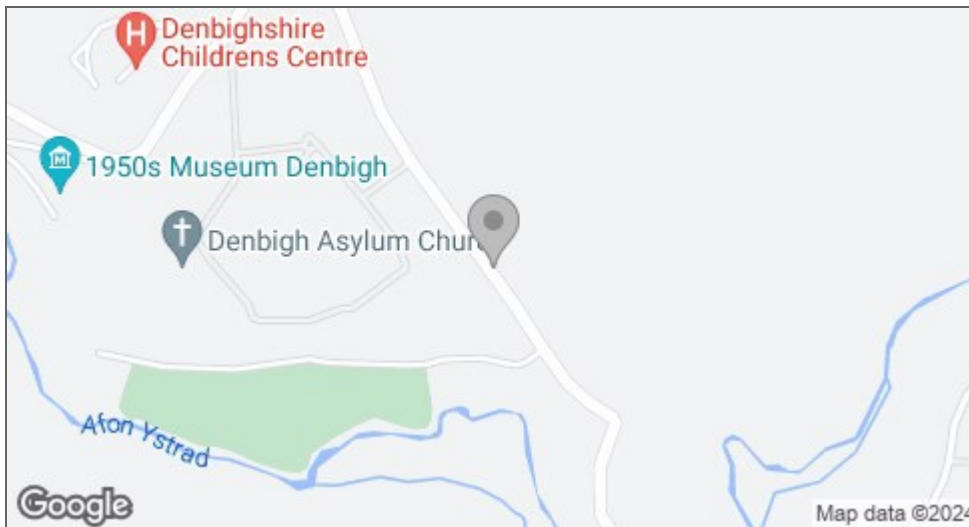
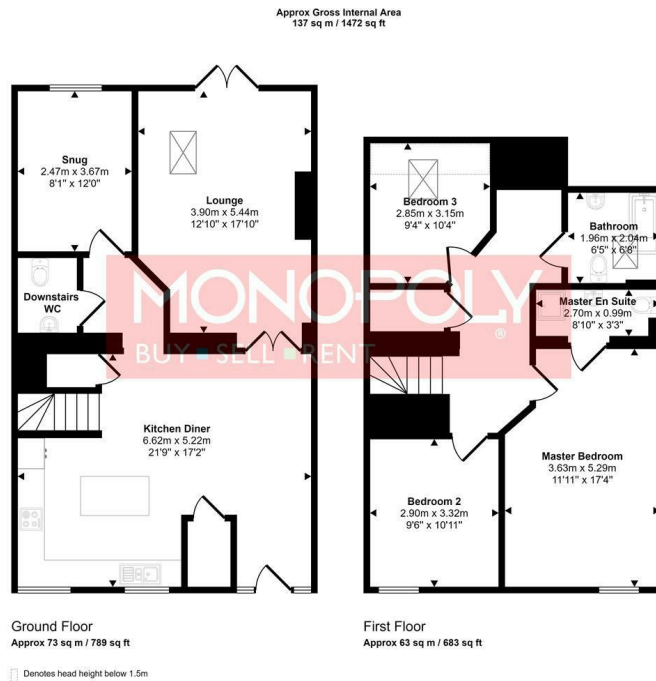












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</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.

