



## Llandyrnog, Denbigh LL16 4HB

### £495,000

Monopoly Buy Sell Rent is pleased to offer for sale this deceptively spacious four-bedroom detached property with a large interlinking Annex, with potential to use as a single five-bedroomed, three bathroom property, with minimal development. It enjoys stunning open countryside views, front and back, located on the outskirts of the sought-after village of Llandyrnog, North Wales. Llandyrnog has its own primary school, Community Shop/Post Office and Pub, but is within a short commuting distance to many large towns and cities, including Chester. This attractive accommodation briefly comprises of vestibule, hallway, large lounge, kitchen diner, three double bedrooms, bathroom, shower room, large storage room, and a large loft room. The Annex comprises an entrance porch, lounge, kitchen diner, one double bedroom, and bathroom. Generous and well-maintained gardens to the front and rear which are private and secure, with a summerhouse, greenhouse, patios, and vegetable patch, and a driveway providing ample off-road parking. The property benefits from the latest eco heating system and electricity generation through solar panels, battery storage and an Air Source Heat Pump. All windows have uVPC double glazing. A MUST VIEW PROPERTY to see the space and potential!

- Detached Property with Annex
- Three Double Bedrooms with 1 Bedroom Annex
- Stunning Open Countryside Views
- Council Tax Band F
- Sought After Village Location
- Generous and Private Rear Garden
- Freehold Property
- 360 VIRTUAL TOUR



## Vestibule

1.60 x 1.50 (5'2" x 4'11")

A double glazed uPVC front door leads you into this useful vestibule with tiled flooring and a glazed door leading into the hallway.

## Hallway

5.02 x 3.88 (16'5" x 12'8")

Carpeted 'L' shaped hallway with a cloaks cupboard, feature window, radiator and doors leading to most rooms.

## Lounge

5.02 x 3.88 (16'5" x 12'8")

A good-sized lounge with a large double-glazed window showing off the stunning countryside views, having a central fireplace housing an electric fire with decorative tiled surround and a black granite hearth, radiator and carpeted flooring.

## Kitchen Diner

6.85 x 3.88 (22'5" x 12'8")

An open-plan kitchen diner having tiled flooring and sliding patio doors opening to the rear garden. Fitted with a range of country-style units with an eye-level double oven, induction hob with hood above, integrated dishwasher, stainless steel sink with mixer tap space for fridge freezer, radiator and a double glazed window overlooking the rear garden. Plenty of room for a large table and there is also enough space to fit a sofa! The perfect place to bring the whole family together.

## Family Bathroom

2.86 x 1.28 (9'4" x 4'2")

Fitted with a beautifully modern white three-piece suite comprising of 'P' shaped bath with mixer tap and electric shower over, low level WC, pedestal hand wash basin, tiled flooring and part tiled walls with decorative border, storage cupboard housing the air source boiler and a double glazed obscure window overlooking the rear of the property.

## Master Bedroom

4.93 x 3.22 (max) (16'2" x 10'6" (max))

A generous double bedroom with built-in wardrobes having overhead storage cupboards with matching bedside cabinets either side. Coved ceiling, carpeted flooring, a radiator and uPVC double glazed window overlooking the rear garden.

## Bedroom 2

3.89 x 3.00 (max) (12'9" x 9'10" (max))

Carpeted double bedroom with plenty of room for storage cupboards, radiator and a double glazed window overlooking the front of the property enjoying great views.

## Bedroom 3

A double bedroom with fitted wardrobes, carpeted flooring, radiator and a double glazed window overlooking the rear garden

## Inner Hall

Carpeted hallway with storage cupboard and doors leading into the shower room, store room and annex. Stairs lead up to the loft room and an external door leads out to the rear garden.

## Shower Room

2.31 x 1.28 (7'6" x 4'2")

Modern fitted shower room with a corner shower cubical, pedestal sink and a low flush WC, tiled flooring, part tiled walls, uPVC wall panelling and sill, and a double glazed window overlooking the side of the property.

## Storage Room / Studio

4.32 x 3.42 (14'2" x 11'2")

The carpeted room is currently being used as a utility and storage room but has previously been a studio and a gym, with storage cupboard, solar panel system, and a double glazed door that opens out to the side driveway.



## Loft Room

8.20 x 4.06 (26'10" x 13'3")

A fabulous spacious loft room that is split into two zones, an office space, and a lounge space with carpeted flooring, inset light, storage cupboards in the eaves and two Velux windows.

## ANNEX

### Entrance Porch

2.07 x 1.20 (6'9" x 3'11")

A blue painted timber front door opens up to this convenient porch with carpeted flooring, lights, and a door that leads into the lounge.

### Lounge

3.52 x 3.38 (11'6" x 11'1")

A carpeted lounge with a large uPVC double glazed window overlooking the front of the property with far-reaching views, a central Art Deco tiled fireplace with radiator and carpeted flooring.

### Kitchen Diner

3.73 x 2.52 (12'2" x 8'3")

'L' shaped kitchen diner fitted with a range of white base, drawer, and wall units with space for an electric cooker with laminate worktops having tiled splashbacks and a stainless steel sink with taps. Having spaces for white goods with wood effect vinyl flooring, large storage cupboard, and a uPVC window overlooking the side of the property.

### Master Bedroom

3.63 x 3.42 (11'10" x 11'2")

A charming dual aspect bedroom with built-in storage cupboard housing the water tank with carpeted flooring, radiator and a large uPVC double glazed window overlooks the front garden, and a smaller window overlooks the side of the property.

### Bathroom

3.08 x 1.74 (10'1" x 5'8")

A good-sized bathroom fitted with a three-piece

suite comprising a bath with an electric shower over, a pedestal sink and a low flush WC. Wood effect vinyl flooring, tiled splashbacks, extractor fan, colourfull wallpaper and a clerestory window with privacy glass.

### Front Garden

A timber gate leads you to this tarmacked sweeping driveway offering parking for several vehicles with lawned areas having borders filled with mature shrubs and perennials, enjoying stunning views of the surrounding countryside with a timber gate leading you to the rear garden.

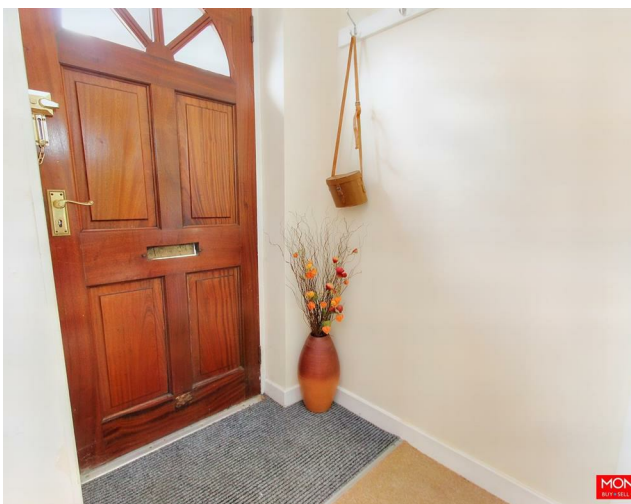
### Rear Garden

A magnificent rear garden that is enclosed and enjoys uninterrupted views of the countryside with a patio area, a decked area, a summerhouse, a vegetable patch and a greenhouse and a large timber shed. The garden is mostly laid to lawn with well-established borders full of colorful shrubs and perennials and lots of fruit beautiful weeping birch with views of the hills.

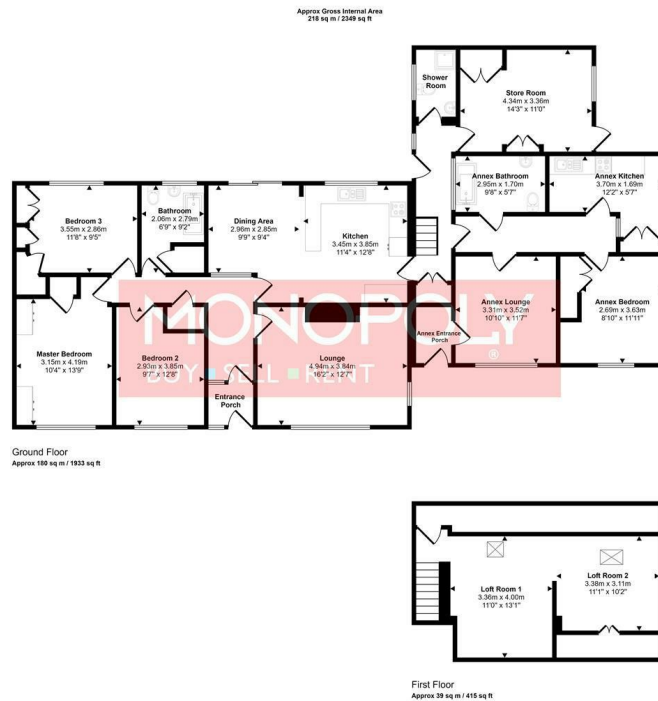




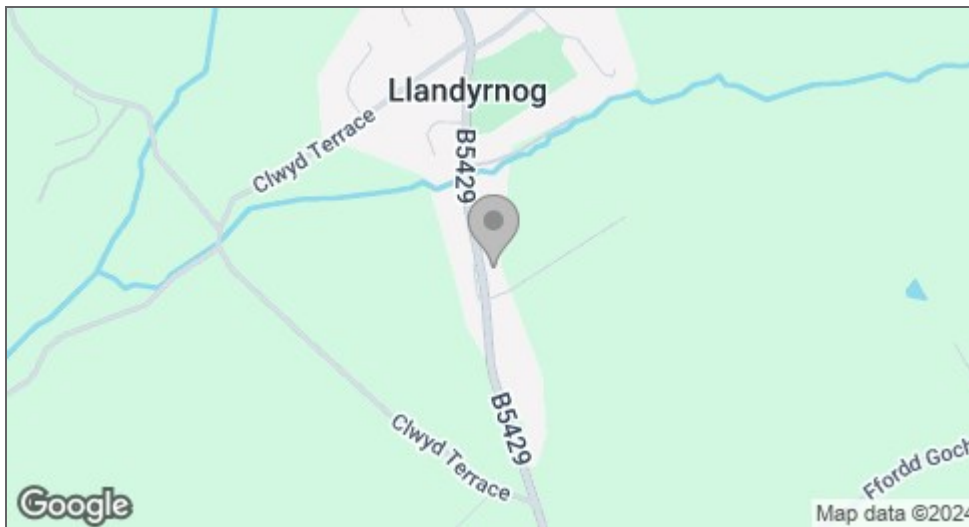








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Scores of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		73	82
(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 <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.

