



Pentre, Denbigh LL16 4NT Offers In Excess Of £250,000

Monopoly Buy Sell Rent are pleased to offer you for sale Coed Y Fron, a spacious four-bedroom detached property, situated in this quiet, sought after village of Llanrhaeadr-yng-Nghinmeirch, with a primary school, 16th-century King's Head public house and the medieval parish church of St Dyfnog. The accommodation briefly comprises of sunroom entrance porch, lounge, kitchen, utility, downstairs bathroom, and WC. Four bedrooms, (one on the ground floor) and a family bathroom. Rear courtyard and a circular driveway. Could be a fabulous family home with improvement, offered for sale with no onward chain. Viewing highly recommended.

- Generous Detached Property
- Four Bedrooms (Three Doubles)
- In Need of Modernisation & Refurbishment
- Freehold Property
- Sought After Village Location
- Circular Driveway with Off-Road Parking
- No Onward Chain
- Council Tax Band F



Sunroom Porch

1.83 x 5.20 (6'0" x 17'0")

A lean-to sunroom with tile effect laminate flooring with a white washed stone wall and uPVC double-glazed windows overlooking the front of the property with poly roof and uPVC glazed front door.

Hallway Entrance

2.32 x 1.50 (7'7" x 4'11")

Doors lead into the kitchen and living room with stairs going up to the first floor, a double glazed uPVC window with radiator beneath with red tiling skirting board and concrete flooring.

Downstairs Bathroom

2.38 x 1.32 (7'9" x 4'3")

Fitted with a three-piece suite comprising a pedestal sink, WC and a full-sized bath. Light grey tiles on all walls, chrome towel rail, coved ceiling, and a double-glazed window overlooking the yard.

Reception Room / Bedroom 4

4.64 x 3.43 (15'2" x 11'3")

A generous room with carpeted flooring having two double-glazed uPVC windows overlooking the front of the property with a radiator and electric points.

Lounge

3.77 x 4.72 (12'4" x 15'5")

Good-sized lounge with a central fireplace having stone surround, timber mantle housing an electric fire, with alcoves on either side and carpeted floor. A large uPVC double-glazed window with red tiled sill overlooking the front of the property with red tiled skirting boards and storage cupboard.

Kitchen

2.37 x 3.46 (7'9" x 11'4")

Fitted with a range of pine effect bases, wall and drawer units with granite effect laminate worktops, and tiled splashbacks. Space for an electric oven, dishwasher, and under-counter fridge, with an electric hood and a stainless-steel sink with drainage board. Pantry cupboard, two double-glazed uPVC windows and tiled flooring with pony wall and a door leading to the WC and utility area.

Utility

3.30x 1.49 (10'9"x 4'10")

Red tiled flooring with a stainless steel sink and drainage board, fitted with base and wall units with space and plumbing for washing machine and tumble dryer. Timber doors lead outside on either side of the property.

Downstairs WC

1.38 x 1.02 (4'6" x 3'4")

Step up into this WC, having red tiled flooring and a storage shelf.



Landing

5.94 x 1.11 (19'5" x 3'7")

A long landing with stripped floor and a storage cupboard that houses the water tank, doors lead to all rooms, and a double glazed window with red tiled sill overlooks the rear of the property.

Master Bedroom

2.90 x 4.38 (9'6" x 14'4")

Sizable double bedroom with stripped flooring having a uPVC double glazed window overlooking the front of the property with built-in wardrobe with a mirrored door, and vanity unit desk with drawers and an alcove for the master bed.

Bedroom 2

2.36 x 3.59 (7'8" x 11'9")

A double bedroom with stripped flooring, fitted wardrobes having mirrored sliding doors and a uPVC double glazed window with red tiled sill overlooking the side of the property.

Bedroom 3

3.14 x 2.16 (10'3" x 7'1")

A single bedroom with stripped flooring and built-in storage cupboard with electric points and a uPVC double-glazed window overlooking the front of the property.

Upstairs Bathroom

1.88 x 2.11 (6'2" x 6'11")

A three-piece bathroom comprising a full-sized bath having an electric shower over, pedestal sink and a low flush WC. A double-glazed uPVC window with privacy glass overlooks the rear of the property with stripped flooring and tiled walls.

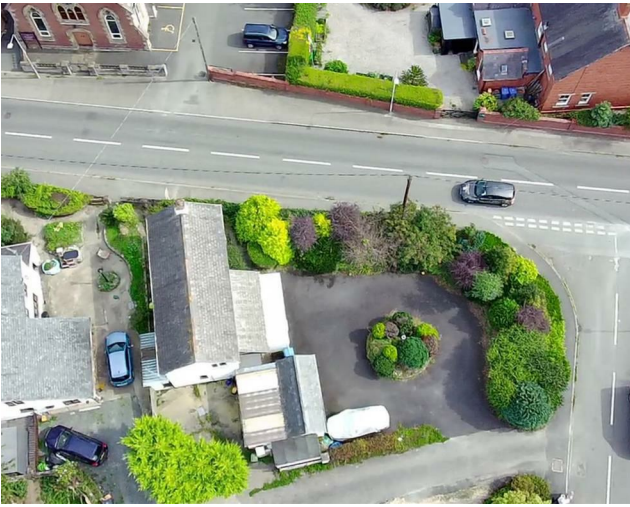
Front Garden

A circular tarmac driveway with a centerpiece full of mature shrubs with mature borders leads you to the front door.

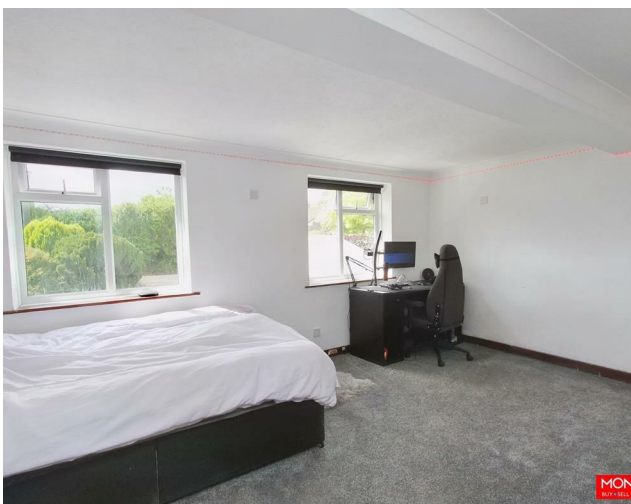
Back Garden

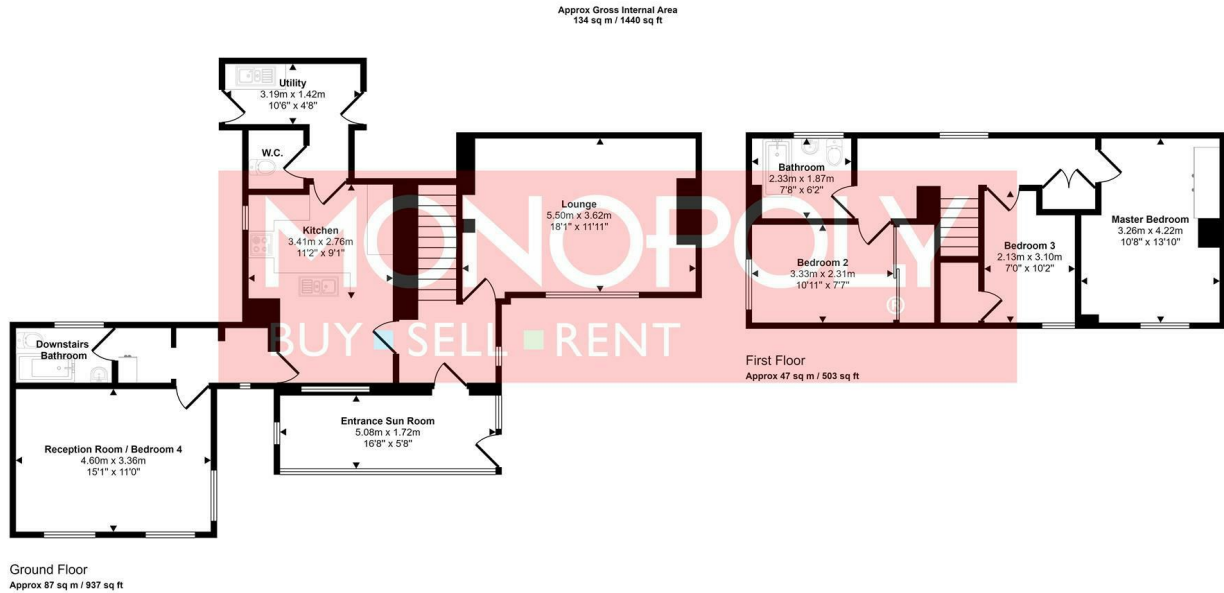
A private rear yard with concrete flooring having plenty of space for a shed/car or storage etc. with a timber door leading into the utility.



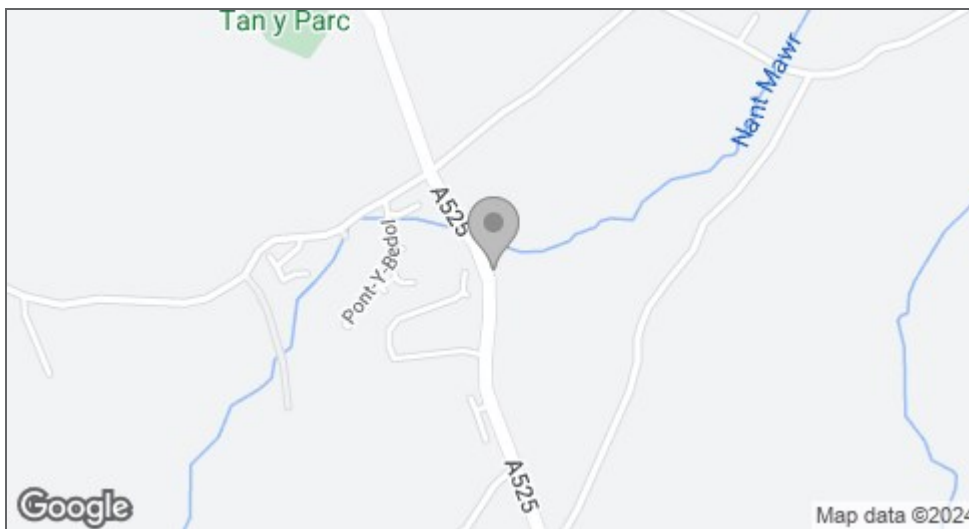








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	48
(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.

