



## Mold Road, Denbigh LL16 4BN £600,000

Monopoly Buy Sell Rent are pleased to offer this fantastic 5 bedroom property with a semi-detached two-bedroom annex. The property is located on a private lane with fantastic proportions throughout with a total of 6 double bedrooms and 1 single, 4 bathrooms and 4 receptions. The property sits in a generous plot with a separate block and tin structure with water and drainage. All services are separate to the properties and it could be easily split to create two separate dwellings or linked together to have a HUGE property. There is space to further extend the properties should you wish with a large attic space offering the possibility for yet more bedrooms.

VIEWING HIGHLY RECOMMENDED!!!

- 5 Bedroom Property with 2 Bedroom Annex
- Located On Private Lane
- Surrounded By Stunning Countryside to the Front and Rear
- Gardens to the Rear and on Both Sides
- Larde Block \ Tin Shed with Water and Drainage
- Council Tax Band F and D
- Freehold Property
- Virtual Tour Available



## Entrance Porch

1.82 x 1.62 (5'11" x 5'3")

A UPVC door leads into a brick-built porch with windows on either side. The room has tiled flooring with ample space for footwear.

## Hallway

3.96 x 3.00 max (12'11" x 9'10" max)

A lovely open hallway with understairs storage and doors leading to the lounge and parlour. There is a striking stained glass window and stairs leading to the first floor.

## Lounge

8.60 x 3.88 (28'2" x 12'8")

A carpeted lounge with three double-glazed UPVC wood effect windows allowing lots of natural light and a stone fireplace with an open fire. The room also boasts plenty of space for a large family with the addition of a beamed ceiling, two radiators and alcove storage.

## Parlour

6.45 x 4.10 (21'1" x 13'5")

A second large reception room with ample space for sofas and a large dining table in addition to the brick-built fireplace with open fire and double-glazed windows overlooking the rear garden.

## Kitchen

4.17 x 3.87 (13'8" x 12'8")

The tiled kitchen offers ample base and wall units with an integrated Rangemaster induction hob, double eye-level oven and extractor hood. There is a void for a dishwasher with ample additional space for a tall fridge, freezer and table.

## Downstairs WC

2.96 x 1.38 (9'8" x 4'6")

The convenient downstairs WC offers a low flush WC and pedestal sink with a floor-to-ceiling storage cupboard with a consumer unit for the property.

## Inner Hallway

7.07 x 1.23 (23'2" x 4'0")

The hallway splits the main body of the property and the garage with doors leading out of the front and rear of the property with additional doors leading to the garage and utility room.

## Utility

2.80 x 1.81 (9'2" x 5'11")

The room is partitioned from the main body of the garage with single-glazed window and plumbing for a washing machine and dryer.

## Double Garage

7.00 x 5.27 (22'11" x 17'3")

The double garage has an up-and-over door with storage throughout including attic storage above.

## Landing

A carpeted landing with doors leading to all bedrooms and family bathroom with large airing cupboard.

## Master Bedroom

4.18 x 3.87 (13'8" x 12'8")

A large double room with a built-in double wardrobe with double-glazed windows overlooking the rear garden and fantastic views of the surrounding countryside.

## Master Bedroom Ensuite

3.58 x 1.77 (11'8" x 5'9")

A well-appointed ensuite with vinyl flooring. The ensuite includes a pedestal sink, low flush WC and double shower with a thermostatic shower and bidet.

## Bedroom 2

4.75 x 3.25 (15'7" x 10'7")

The double bedroom with carpeted flooring has two built in double wardrobes with double glazed windows overlooking the front of the property.



### Bedroom 3

3.90 x 3.86 (12'9" x 12'7")

The third of four double bedrooms with a double-glazed window overlooking the rear elevation with a built-in wardrobe.

### Bedroom 4

3.90 x 2.93 max (12'9" x 9'7" max)

The fourth double room offers a double-glazed window overlooking the front elevation with a built-in double wardrobe.

### Family Bathroom

3.55 x 1.97 (11'7" x 6'5")

The four-piece family bathroom is tiled from floor to ceiling and benefits from a recently fitted shower cubicle with a thermostatic shower, new low flush WC, full-sized bath and sink with vanity unit beneath.

## ANNEX

### Annex Kitchen

4.56 x 4.54 (14'11" x 14'10")

A large kitchen with ample base and wall units in oak with integrated single oven, electric hob and extractor hood. There is a void for a washing machine and ample space for a family dining table. Doors lead through to the lounge, hallway and rear porch.

### Annex Lounge

6.60 x 3.92 (21'7" x 12'10")

The lounge offers a welcoming space with a beautiful stone fireplace with a built-in multi-fuel burner. There are two wooden framed, single-glazed windows overlooking the front of the property with glazed double doors leading through to the conservatory.

### Annex Conservatory

4.13 x 3.50 (13'6" x 11'5")

A brick-built conservatory with timber-framed

double-glazed windows and a warm roof with tiled floor throughout.

### Annex Downstairs Shower Room

2.22 x 2.11 (7'3" x 6'11")

The convenient downstairs shower room with a single shower cubicle with a thermostatic shower and tiled walls. The room also has a low flush WC, pedestal sink and floor-standing oil-fired boiler.

### Annex Master Bedroom

4.55 x 3.25 (14'11" x 10'7")

A large carpeted room with a double built-in wardrobe as well as a single built-in wardrobe with walk-in wardrobe \ office space.

### Annex Master Walk in Wardrobe

2.51 x 1.25 (8'2" x 4'1")

A walk-in wardrobe or office space which could serve a multitude of option for any future owners.

### Annex Bedroom 2

3.85 x 3.40 (12'7" x 11'1")

A carpeted double room with built-in double wardrobe and sink with vanity unit.

### Annex Family Bathroom

2.42 x 1.71 (7'11" x 5'7")

The family bathroom has carpeted flooring with a full-sized bath, low flush WC and single cupboard with louver doors and extractor fan.

### Annex Walk In Storage

1.96 x 1.16 (6'5" x 3'9")

The walk-in storage is located at the end of the landing with ample space for storage.

### Front Garden

The property is located on a private with parking available both to the left and the right of the property. There is a small garden in front of the property with access on either side to the other garden areas.



### Side and Rear Garden Main House

The main property has a garden that spans the rear of the property with a blend of paved areas which are broken up by areas of lawn and mature shrubs. The pathway leads to the side of the property with parking for up to 4 vehicles with an additional lawned garden with a mature hedge on either side. Agricultural fencing marks the rear perimeter with fabulous views of the surrounding countryside.

### Side and Rear Garden Annex

The door from the conservatory leads to the patio area with pathways leading to the large block \ tin shed and around the building to former dog kennels and runs with an established garden with a Denbigh plum tree and a willow tree.

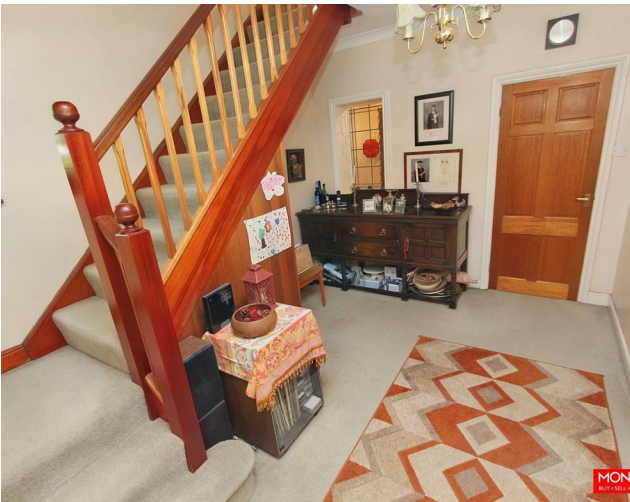
### Block \ Tin Shed

The large structure offers additional storage with a small office to the rear, a large open garage space with wooden doors and a separate workshop to the side. Future owners may choose to change the structure entirely but it offers water and drainage with a mezzanine area housing the water tank for the two properties. The building could be altered in many different ways to suit your needs but is predominantly storage only for the current owners.

### Additional Information

The property is a former gamekeeper's cottage which has been extended by the current owners during their ownership. Located on a private lane the only permitted users are the farmer in the nearby farm, the owners of this property and the habitants of Llewenni bungalow. The property has a private water supply which is tested annually and filtered on entry to the properties via a filtration system near both stop taps with zero cost to any future owners for the water. A septic tank is located underground in the garden which serves both properties. Both properties have separate council tax bills with Maes Y Parc F rated and Maes Y Parc Bach (Annex) D rated.







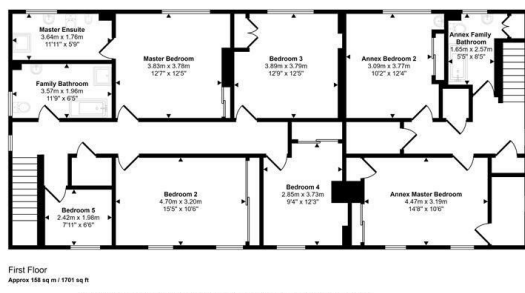
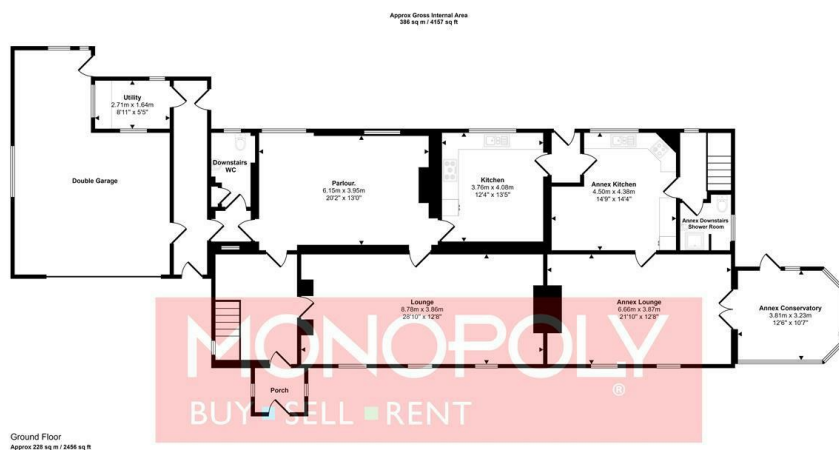












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and responsibility is taken for any error, omission or misstatement. Items of items such as bathroom scales are representations only and may not look like the real items. Made with Sweet Design 2017.





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			
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.

