



## Carrog, Carrog LL21 9AP £375,000

Monopoly Buy Sell Rent are pleased to offer this brand new property located in the lovely village of Carrog in the beautiful Dee Valley. The property has been built to an excellent standard with oversized rooms throughout offering fantastic living space both outdoors and indoors. The property is surrounded by beautiful Welsh hills and is situated on the fringe of the village. The village itself has a school and village pub (The Grouse Inn) offering a fantastic menu for all needs as well as liquid refreshments. The closest towns are Corwen and Llangollen with all the amenities needed for every day in those two towns. The property will be completed in mid-April and the driveway tarmacked with ample parking for 3+ vehicles.

Viewing Is Essential If you Are Looking in This Price Range.

- Spacious 4 Bedroom Property
- Located In Quiet Village
- Large Rear Garden
- Tenure Freehold
- Two Ensuite's and Family Bathroom
- Country Walks from your doorstep
- 10 Year Architect's Guarantee
- Council Tax Band F



## Entrance Hall

7.34 x 1.88 (24'0" x 6'2")

A welcoming entrance hall with store cupboard, radiator, central heating thermostat and staircase rising to the first-floor landing.

## Downstairs WC

Convenient downstairs cloakroom with vinyl flooring including hand basin with vanity unit and low flush WC.

## Lounge

5.90 x 3.98 (19'4" x 13'0")

A sizeable room with glazed doors leading to dining room and upvc double glazed window overlooking the front garden.

## Sitting Room

5.30 x 3.98 (17'4" x 13'0")

Situated between the lounge and kitchen this spacious dining room with bi-folding doors leading out to the patio area at the rear of the property.

## Kitchen \ Diner

5.00 x 3.90 (16'4" x 12'9")

Large kitchen with ample base and wall units in white with built-in eye level double oven, electric hob, dishwasher and porcelain sink with mixer tap. The room offer ample space for a small table or breakfast bar with tiled flooring.

## Utility

Situated between the kitchen and garage lies the utility area with voids for washer and dryer and cupboard storing the tank for the air source heating system.

## Landing

A carpeted landing with wooden banister with doors leading to all 4 bedrooms, family bathroom and storage cupboard.

## Master Bedroom

5.16 x 3.98 (16'11" x 13'0")

A vast carpeted bedroom with ample space for multiple beds if required, with carpeted flooring and views across the countryside.

## Ensuite

A well-appointed ensuite with shower cubicle, pedestal sink and low flush WC with illuminated mirror.

## Bedroom 2

4.95 x 3.98 (16'2" x 13'0")

A second huge double room with carpeted flooring with door leading into second ensuite.

## Ensuite

An ensuite with shower cubicle, pedestal sink and low flush WC with illuminated mirror with upvc double glazed window with privacy glass to the side elevation.

## Bedroom 3

3.98 x 3.51 (13'0" x 11'6")

A carpeted double room with dressing room or toy storage room attached. The room could be adapted to offer a third ensuite if required.

## Bedroom 4

3.68 x 2.85 (12'0" x 9'4")

A carpeted double room with an Upvc window overlooking the front elevation.

## Bathroom

2.83 x 1.57 (9'3" x 5'1")

A white three-piece bathroom suite with full-size bath, low flush WC and pedestal sink.

## Garage

A single garage with concrete flooring with remote control roller shutter blinds.

## Front Of The Property

When completed the property will have a fully



tarmacked driveway with two 2 metre wooden gates leading to the driveway. Pathways lead either side of the property to the rear with an air source heating pump on the left-hand side. A garden area to the front will offer views of the countryside beyond.

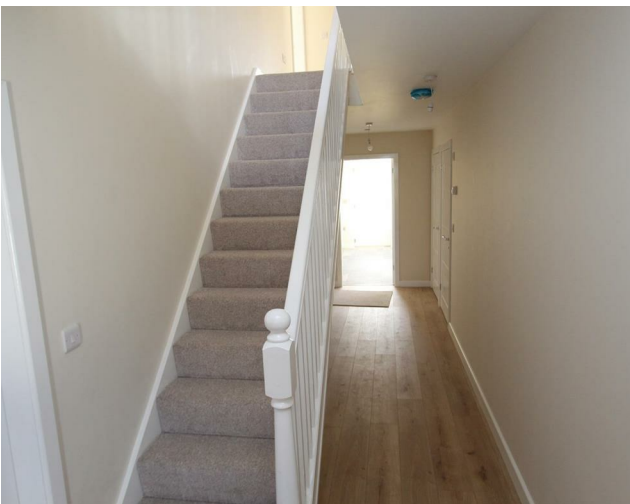
### **Rear Garden**

A blend of patio and lawned garden with stunning views of the far-reaching countryside to the rear. The garden has been set to tears with ample space for a family.

### **Additional Information**

The property has been built by a local builder with an excellent reputation in the county, the property has been finished to a high spec with generous room sizes throughout. The air source heating system has been professionally installed and would require servicing annually.

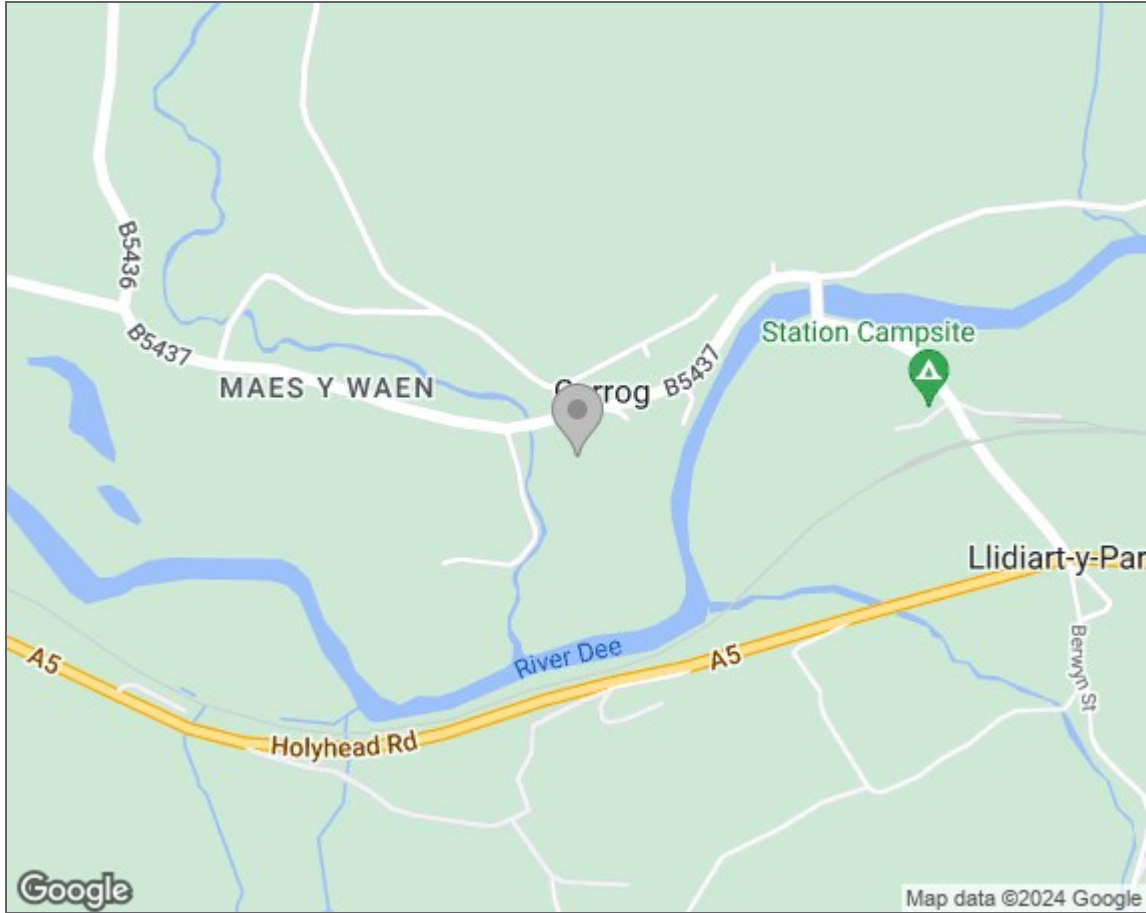












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

