



Gladstone Terrace, Llandyrnog LL16 4HE

£165,000

Monopoly Buy Sell Rent are pleased to offer for sale this delightful 3-bedroom end of terraced property which is deceptively spacious and full of character. Situated in the picturesque village of Llandyrnog lying in the valley of the river Clwyd, about three miles from Denbigh and five miles from Ruthin. This well-presented property comprises of kitchen with integrated appliances, charming lounge, a delightful dining room, two double bedrooms, a single bedroom, and a family bathroom. The property benefits from oil central heating and is fully double glazed throughout. **SOLD WITH NO ONWARD CHAIN!**

- Delightful End of Terrace House
- Three Bedrooms
- Charming Features
- Freehold Property
- Two Reception Rooms
- Central Village Location
- Views of Clwydian Hills
- Council Tax Band C



Dining Room

5.84 x 3.33 (max) (19'1" x 10'11" (max))

A uPVC double-glazed front door leads you into this characterful dining room, with a beamed ceiling, slate tiled flooring, and a central feature fireplace with wooden mantel. Timber framed double-glazed windows overlook the front of the property with radiator underneath, a step-up into the large kitchen, and a beautiful wooden spindled staircase leads you up to the first floor.

Kitchen

6.58 x 3.24(max) (21'7" x 10'7"(max))

A good-sized kitchen fitted with a modern high gloss range of units with pull out larder and wood effect work tops. Integrated electric oven and hob with stainless steel extractor fan, integrated fridge freezer also space for washing machine and dryer. Slat tiled flooring with uPVC double glazed door accessing the back yard and a timber door leads you into the lounge.

Lounge

5.88 x 3.31 (max) (19'3" x 10'10" (max))

Double aspect lounge with double glazed uPVC windows facing the front of the property, and double-glazed uPVC bay window with seat and storage underneath to the side of the property. Feature fireplace with wooden mantel also wooden shelving and built in storage cupboards underneath. Beamed ceiling, radiator, and engineered wood flooring.

Landing

3.94 x 3.12 (12'11" x 10'2")

Wooden spindled staircase leads you up to this spacious landing with a double glazed uPVC window facing the front of the property, beamed ceiling and steps lead up to the attic space. Engineered wooden flooring and wooden doors accessing every room on the first floor.

Master Bedroom

3.32 x 3.75 (max) (10'10" x 12'3" (max))

A good-sized dual aspect master bedroom with uPVC windows facing the front and side of the property. High ceiling, brick fireplace, radiator, two fitted wardrobes and a radiator.

Bedroom 2

3.34 x 4.81 (max) (10'11" x 15'9" (max))

Double bedroom with engineered wood flooring having a chimney breast with brick feature fireplace, radiator and uPVC double glazed window overlooking the front of the property.

Bedroom 3

3.94 x 2.42 (max) (12'11" x 7'11" (max))

Single bedroom with engineered wood flooring and beamed ceiling with a brick feature fireplace, radiator and uPVC double glazed window overlooking the back of the property with views of Moel Famau and the Clwydian hills.

Bathroom

3.96 x 1.92 (max) (12'11" x 6'3" (max))

Spacious family bathroom that has been newly fitted with a white four-piece suit comprising WC, bath with mixer tap and shower attachment, enclosed thermostatic shower unit, and vanity unit with wash hand basin. Tiled walls, radiator, tiled effect vinyl flooring and a double-glazed uPVC window overlooking the rear of the property.







Gladstone Terrace



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	
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			
EU Directive 2002/91/EC		England & Wales	

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.

