



Llandyrnog, Denbigh LL16 4HL

£725,000

Monopoly Buy Sell Rent are pleased to offer this unique country property which lies in 7 acres of land on the outskirts of the village of Llandyrnog. The property has a one-bedroom stand-alone annex attached to the property with a sub-metered electrical supply with electric heating throughout. The property has several adjoining parcels of land which would enable any future owners to create a fantastic equestrian property in a lovely secluded location. There are stables already on the land to the front of the property with ample space to create a manege and additional stables away from the property.

- 3 Bedroom Bungalow with 1 Bed Annex
- Stunning Countryside Location
- Potential to Develop Further
- Freehold Property
- Council Tax Band G
- Set In 7 Acres of Land
- Ideal Equestrian Property
- Stables and Outbuildings
- Energy Performance Certificate - Pending
- VIRTUAL TOUR AVAILABLE



Hallway

3.96 x 2.17 (12'11" x 7'1")

A timber door with a glazed panel to the side leads into the hallway with carpeted flooring and inset lighting. A door leads through to the dining area with an opening to the study.

Study

2.55 x 2.37 (8'4" x 7'9")

The perfect home office with a fabulous view of the front garden and land beyond through the Scandinavian triple-glazed window with shelving to the rear and ample space for a large desk.

Dining Area

5.28 x 3.24 (17'3" x 10'7")

A stunning open-plan dining, kitchen and lounge area, the dining area has carpeted flooring with fantastic velux windows allowing lots of natural light. The whole area is breathtaking with a social space for the whole family. A glazed wooden door leads to the bedrooms and bathrooms with a timber door leading to the pantry.

Lounge

6.57 x 4.98 (21'6" x 16'4")

Built by the current owners, this extension was finished to a high standard with an exposed A-frame joist with doors leading out to the patio areas and views of the land beyond. The room has a log burner on a slate bed with wall-mounted uplights. Original plans can be viewed at the property.

Kitchen Area

3.24 x 3.22 (10'7" x 10'6")

A tiled kitchen with ample base and wall units for storage with an integrated single oven, gas hob and extractor with 1 1/2 bowl stainless steel sink and drainer, breakfast bar and laminate worktops finished in ivory.

Utility

3.98 x 2.84 (13'0" x 9'3")

A timber rear door leads to a utility area with tiled floor with hanging space for coats and voids for a washing machine and dryer, floor-standing oil boiler and Belfast sink with hot and cold taps. There is plenty of worktop space for additional appliances.

Pantry

1.67 x 1.28 (5'5" x 4'2")

Located just off the dining area the pantry has carpeted flooring with shelving throughout for fabulous storage.

Master Bedroom

3.98 x 3.96 (13'0" x 12'11")

A large double bedroom with views of the front garden through the triple-glazed Scandinavian window. There are built-in wardrobes along one wall with louvre doors offering ample space for shopaholics.

Bedroom 2

4.68 x 3.91 (15'4" x 12'9")

A carpeted double room with a view of the garden and ample space for additional bedroom furniture.

Bedroom 3

3.52 x 3.22 (11'6" x 10'6")

A double room with carpeted flooring and patio doors leading out onto the rear patio area. The room is beautiful and bright all day long with space for additional furniture.

Shower Room

2.01 x 1.98 (6'7" x 6'5")

Located opposite the master bedroom is the shower room with shower cubicle with a thermostatic power shower, low flush WC and sink incorporated into vanity unit with wooden paneled front and tiled splashback with the addition of a bidet, Wicanders cork flooring and white laddered radiator.



Bathroom

2.03 x 2.01 (6'7" x 6'7")

Created in the same style as the shower room the bathroom has a low flush WC and sink incorporated into a wooden paneled vanity unit with full size bath, Wicanders cork flooring and white laddered radiator.

Annex

Built by the current owners the annex has double foundations to allow an additional level to be added should any future buyers wish to add a level. The building lends itself to the possibility of a holiday let, accommodation for elderly relatives, younger members of the family or a rental to increase income. The property has electric heating throughout with a sub metered electrical supply from the main property.

Annex Kitchen

3.07 x 2.57 (10'0" x 8'5")

The room offers beech effect base units for storage with an electric hob and a void for a washing machine or under-counter fridge. A stainless steel sink with drainer and mixer tap overlooks the rear garden with door and serving hatch leading to the lounge.

Annex Lounge

4.63 x 3.09 (15'2" x 10'1")

A bright lounge with three UPVC double-glazed windows, laminate flooring and a wall-mounted heater. The room also has wall-mounted lighting with ample sockets throughout.

Annex Bedroom

3.63 x 3.17 (11'10" x 10'4")

The double bedroom with laminate flooring has a UPVC window overlooking the front elevation with a cupboard housing the hot water tank and wall-mounted electric heater.

Annex Bathroom

2.27 x 2.25 (7'5" x 7'4")

A convenient shower room with a single shower cubicle that is fed from the hot water tank, low flush WC, sink with vanity unit and electric towel heater. The room also boasts a UPVC window with privacy glass and vinyl flooring.

Annex Pantry \ Utility

Formerly an additional cloakroom this room could be altered to create a utility area with an existing cold water feed and drain.

Outdoor Area

The property sits in just over 7 acres with over an acre of woodlands to the right hand side of the driveway opening up to 4 separate paddocks, a further wooded area and gardens to the front and rear of the property. The property is a haven for wildlife and could be developed further by the right person.

Stables #1

3.44 x 3.29 (11'3" x 10'9")

A composite clad, wooden structure double stable with tack room at one end. Perfect for those with an equestrian link.

Stable #2

3.44 x 3.29 (11'3" x 10'9")

Tack Room

3.42 x 1.78 (11'2" x 5'10")

Log Store

4.58 x 3.25 (15'0" x 10'7")

An open-fronted timber and tin structure to store machinery and logs.



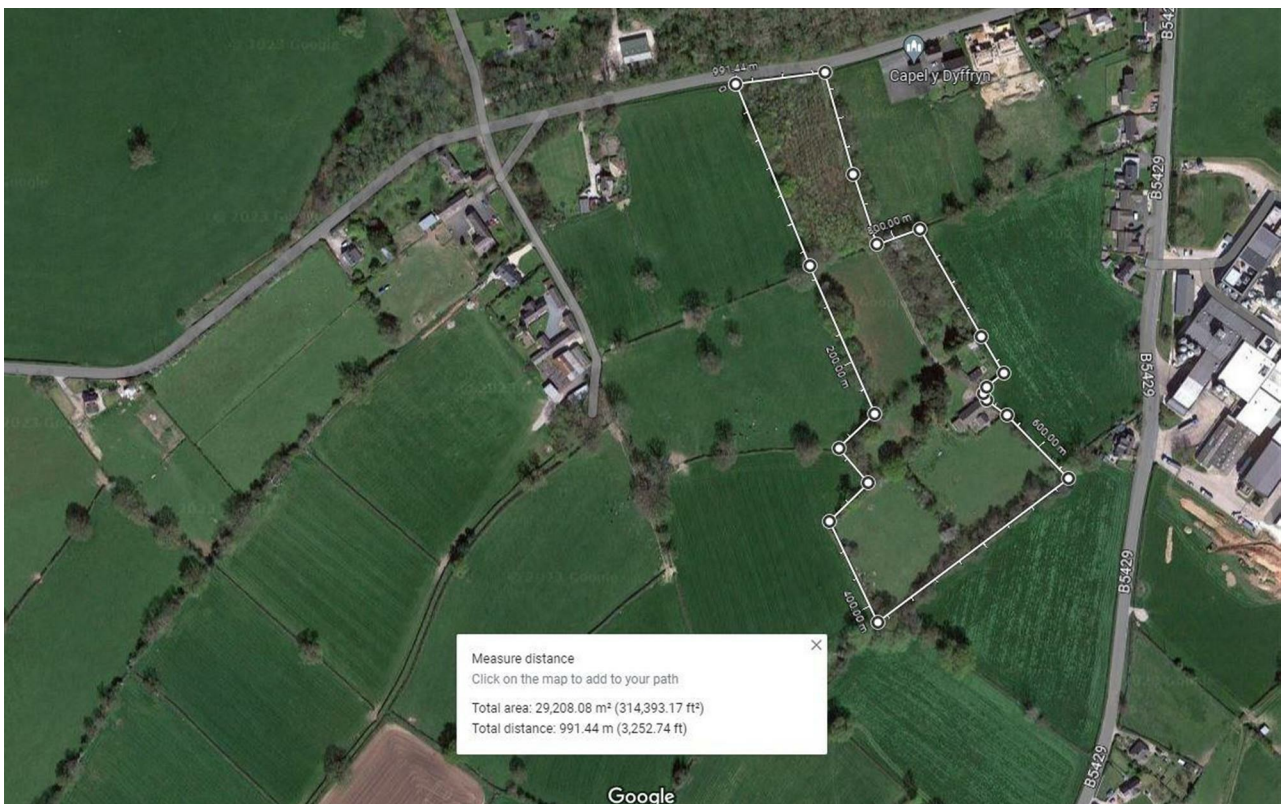


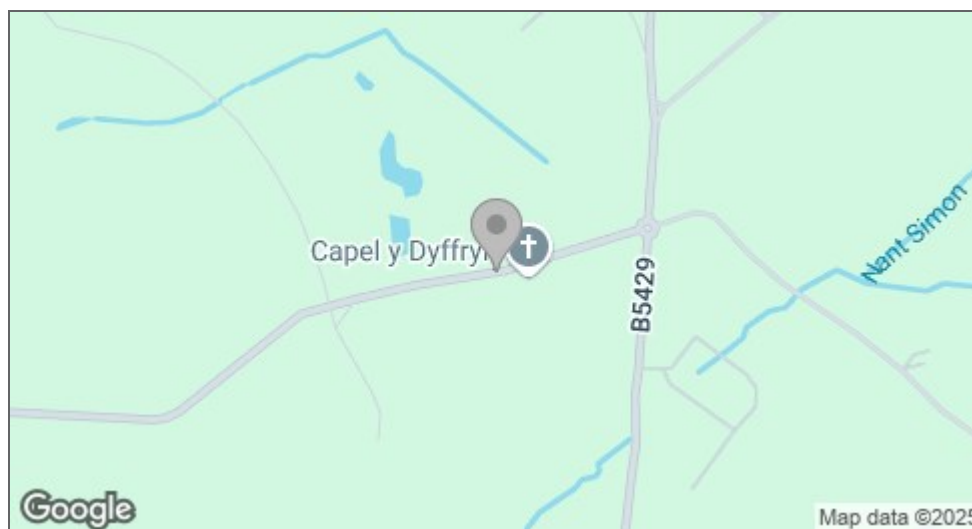
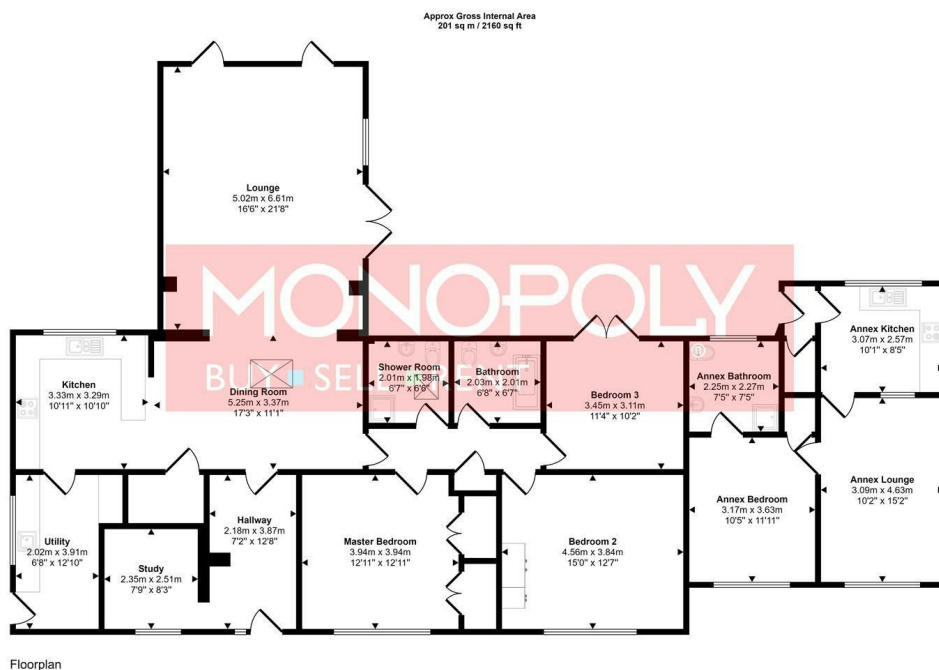












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	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.

