



Llanrhaeadr, Denbigh LL16 4NH

£280,000

Monopoly Buy Sell Rent are pleased to offer this striking semi-detached 3-bedroom bungalow situated on the outskirts of the village and community of Llanrhaeadr enjoying fabulous views of the Clwydian range with a stunning front garden. The property also offers additional living space in the attic which would be ideal as a hobby or craft room. The village itself offers a variety of amenities with a well-stocked village shop, local public house, and restaurant. The closest town of Denbigh caters for all additional needs with a choice of supermarkets and retailers around two miles from the property.

A fabulous bungalow in an accessible location with beautiful gardens and stunning views!

- 3 Bedroom Semi Detached Bungalow
- Attic Room With Cloakroom
- Large Front Garden & Rear Garden
- Council Tax Band D
- Close To Local Amenities and Bus Routes
- Amazing Views Of The Clwydian Range
- Freehold Property
- NO ONWARD CHAIN



Hallway

A UPVC door leads into a wide hallway with vinyl flooring. Doors lead to the master bedroom, bedroom 2, family bathroom and the lounge diner.

Lounge Diner

7.45 x 3.48 (24'5" x 11'5")

A dual-aspect room with fabulous views of the Clwydian range to the front and agricultural fields to the rear. There is ample room for a dining table as well as space for a three-piece suite etc. A log burner is located in the brick surround fireplace with a granite hearth. The windows to the front and rear are double-glazed UPVC with radiators beneath and ample electrical points throughout the room.

Kitchen

3.12 x 3.00 (10'2" x 9'10")

The kitchen offers an array of storage options with base, wall and larder units throughout. There are voids for an electric cooker, washing machine and under-counter fridge with tiled flooring and granite worktops throughout.

Back Porch

2.32 x 1.64 (7'7" x 5'4")

A timber framed porch with doors leading to the front and rear with a poly roof, the perfect location for plants to prospect.

Master Bedroom

3.97 x 3.32 (13'0" x 10'10")

A large double bedroom with far-reaching views of the Clwydian range. There is space for additional bedroom furniture with a wall-mounted radiator and electrical sockets throughout.

Bedroom 2

3.03 x 2.49 (9'11" x 8'2")

The second bedroom is a large single with UPVC window overlooking the rear garden and vinyl flooring throughout.

Family Bathroom

2.09 x 1.73 (6'10" x 5'8")

The well-appointed bathroom offers a bath with an electric shower over, a low flush WC and a pedestal sink. The walls are part tiled with timber framed single-glazed window with privacy glass overlooking the rear elevation.

Bedroom 3 (First Floor)

3.96 x 2.75 max (12'11" x 9'0" max)

The timber-floored double room is located just up the stairs from the lounge with built-in storage and a UPVC window overlooking the front elevation.



Attic Room

7.79 x 2.87 (25'6" x 9'4")

An elongated attic room which has been utilised as a bedroom but equally offers a great space as a hobby room. There are 3 Velux windows overlooking the rear elevation with a purpose-built cloakroom offering a low flush WC and wall-mounted handbasin in the centre. There is additional storage in the eaves and laminate flooring throughout.

Garage

5.04 x 2.74 (16'6" x 8'11")

The integral garage has an Up-and-over door to the front with a pedestrian door to the rear. The biomass heating system is located in the garage, offering low-cost heating for the property.

Front Garden

The front garden offers a blend of pebbled parking area for 4 vehicles, a large lawn area with established shrubs and beds, in addition to the Indian stone patio to the front of the property. The beautiful outlook is breathtaking with parking access from both sides of the property.

Rear Garden

The low-maintenance rear garden overlooks agricultural fields to the rear with a greenhouse and paved areas offering a private area to enjoy a glass of wine.

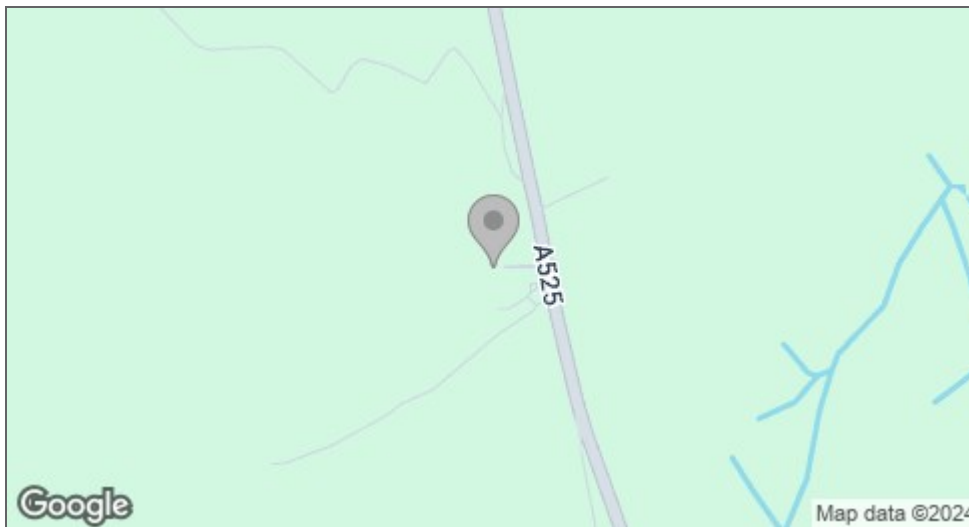
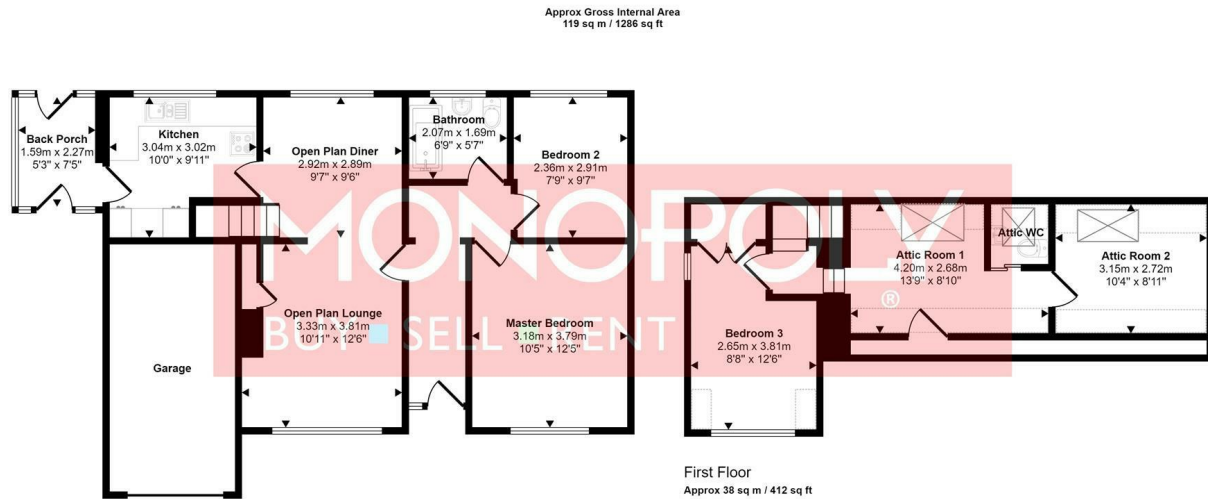












| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 29 | |
| (1-20) G | | | |
| Not energy efficient - 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.

