



Pentre Llanrhaeadr, Denbigh LL16 4NT £180,000

Monopoly Buy Sell Rent are pleased to offer this former police house located in the centre of the village of Llanrhaeadr. The property offers a fantastic opportunity to purchase a substantial house with a sizable rear garden with a driveway and striking views of the Clwydian Range. With work, the property could be extended to make the most of the rearview and create a forever home. The village itself is a sought-after location with excellent commuter links, a shop, a public house, a restaurant and a fantastic primary school. VIEWING HIGHLY RECOMMENDED

- Three Bedroom Detached Property
- Close To Local Amenities
- Unspoilt Views Of The Clwydian Range
- Council Tax Band D
- In Need Of Updating
- Located In The Centre Of The Village
- Excellent Local Schools
- Former Police House
- Freehold Property
- VIRTUAL TOUR AVAILABLE



Entrance Porch

2.32 x 1.15 (7'7" x 3'9")

A timber door leads into the porch with vinyl flooring and space to store coats and shoes. The consumer unit for the property is mounted high up on the wall with a glazed wooden door leading into the dining area.

Dining Room

4.35 x 2.56 (14'3" x 8'4")

Located between the lounge and kitchen the dining area could be adapted to create a larger kitchen. It currently has a tiled floor with a multi-fuel burner built into the chimney which would need to be checked prior to use. A UPVC window overlooks the front of the property and it also offers a large understairs cupboard for storing household necessities.

Kitchen

2.75 x 2.08 (9'0" x 6'9")

This bright kitchen has two windows with views of the countryside and offers voids for an electric cooker, under counter fridge and a washing machine with base units and drawers for storage. The room was formerly the cell in the police station and a small window where the candle was left to light the cell in years gone by.

Pantry

2.96 x 1.41 (9'8" x 4'7")

The pantry has a slate shelf to keep the produce cool with shelving along both walls. A UPVC window overlooks the front of the property. The room has a tiled floor and part tiled walls.

Lounge

6.79 x 3.00 (22'3" x 9'10")

Formerly two rooms, this large lounge is a large space with a beamed ceiling and two sash windows overlooking the rear garden and views beyond. There are fireplaces at either end of the room which could be altered to incorporate a multifuel burner. A staircase leads up to the first floor with a door leading out to the sunroom.

Sunroom

2.68 x 2.28 (8'9" x 7'5")

A part-bricked UPVC sunroom with a polycarbonate roof and a door leading out into the rear garden. The room has space to sit and enjoy the views of the garden and beyond.

Master Bedroom

3.81 x 2.91 (12'5" x 9'6")

A carpeted double room with a single glazed sash window overlooking the rear of the property. The room also offers a built-in single wardrobe.



Bedroom 2

3.01 x 2.80 (9'10" x 9'2")

A double room with a wall-mounted radiator under the sash window. The window offers fantastic views of the countryside with ample space for bedroom furniture.

Bedroom 3

3.26 x 2.55 (10'8" x 8'4")

A single bedroom with exposed floorboards and a former airing cupboard offers ample additional storage.

Bathroom

2.99 x 1.48 (9'9" x 4'10")

A three-piece avocado suite including a full-size bath, low flush WC and pedestal sink. A UPVC window overlooks the front elevation.

Boiler Room

1.55 x 1.03 (5'1" x 3'4")

The boiler is housed in a former sunroom with part-bricked walls. It is also currently being utilised as a greenhouse.

Open Storage At Bottom Of The Garden

4.89 x 3.88 max (16'0" x 12'8" max)

The block-built store room and office located at the bottom of the garden offer the potential to be developed into a man cave or home office.

Rear Garden

The large rear garden has a lawned area with established shrubs throughout and a fenced perimeter. There are fantastic views of the Clwydian Range and the surrounding countryside. There is ample space to extend the property should any future owners wish to, with storage options throughout.

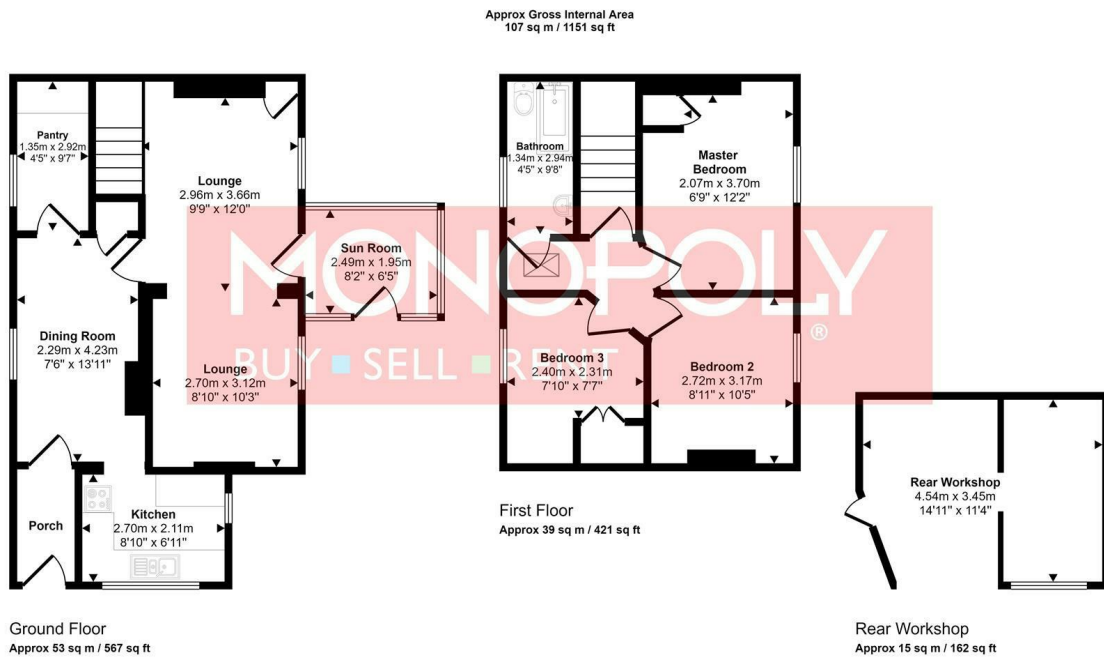




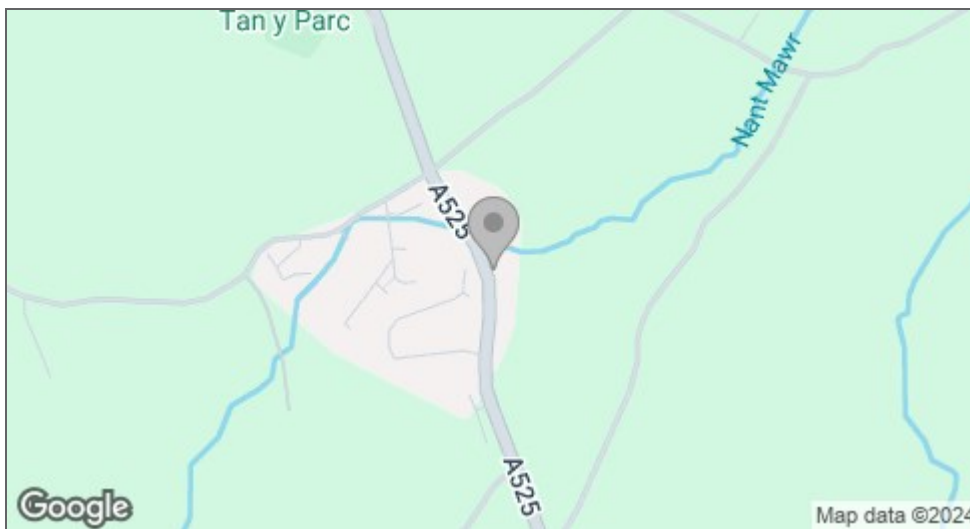








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(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.

