



Banc Y Chwarel, Denbigh LL16 4DJ

£470,000

Monopoly Buy Sell Rent are pleased to offer for sale this immaculately presented four double bedroom detached family home, situated in a quiet cul-de-sac in the parish village of Bodfari, with the A541 road which passes through a gap in the Clwydian Hills, and the Offa's Dyke national trail passing through the village. A well-balanced home, perfectly designed for modern living, includes a spacious entrance hall, living room with log burner, a study, large open plan kitchen diner, conservatory, utility, and downstairs WC. To the first floor there are four double bedrooms, two with en-suites, and a family bathroom. The front of the property has a large blocked paved driveway with a double garage also a private and enclosed southeast facing rear garden with a timber shed.

A PERFECT FAMILY HOME THAT MUST BE VIEWED!

- Immaculately Presented Detached Property
- Open Plan Kitchen Diner with Conservatory
- Southeasterly Facing Rear Garden
- Freehold Property
- Four Double Bedrooms, Two with En-Suite
- Double Garage, Large Blocked Paved Driveway
- Quiet Cul-De-Sac Village Location
- Council Tax Band G



Entrance Hall

A front door with leaded glazing leads you into this light and spacious entrance hall with wood laminate flooring, coved ceiling, radiator with cover, storage cupboard under stairs, panelled interior doors leading to most rooms, and a turned spindle staircase with banister leads you up to the first floor.

Living Room

A well-proportioned dual aspect living room with carpeted flooring having a central fireplace with stone effect surround and slate hearth housing a log burner. A double-glazed window overlooks the front and another overlooks the rear of the property with coved ceiling and a radiator.

Study

A useful room with carpeted flooring having a double-glazed window overlooking the front of the property with coved ceiling and a radiator. Currently set up as an office but could be utilised.

Kitchen Diner

A fabulous open plan kitchen diner fitted with a range of cream coloured wall, drawer, base and display units with crown moulding, black granite effect worktops, a stainless-steel sink with waste disposable unit, a central island with a woodblock top having an under counter integrated fridge, freezer, wine rack, drawers, storage cupboards and hanging rail with a suspended ceiling above with inset spotlights. A range style cooker with gas hob, an integrated microwave, and dishwasher are all included. Plenty of space for a large dining table, radiator with cover, laminate wood flooring, double glazed patio door opens into the conservatory with a large, double-glazed window overlooking the rear garden, and a smaller window overlooking the side. A storage cupboard houses the Valliant gas combi boiler and water cylinder with a door leading you into the utility.

Conservatory

A brick-built conservatory with four double-glazed windows and polycarbonate roof with wall lights, tiled flooring and uPVC double glazed French doors open out to the rear garden.

Utility

Useful utility room with black granite effect worktop having plumbing for washing machine and space for dryer underneath with a wall mounted storage cupboard, tiled flooring, power points, radiator, a door leads into the WC, and a uPVC double glazed window and rear door leading out to the garden.

Downstairs WC

White pedestal hand wash basin and low flush W.C, having tiled flooring, part tiled walls, radiator, and a small obscure double-glazed window.

Landing

Spacious galleried landing with carpeted flooring, a double-glazed window overlooking the front of the property and panelled interior doors leading to all bedrooms and the family bathroom with a radiator, airing cupboard and a hatch accessing the loft.

Master Bedroom

An exceptional double bedroom with a triple built-in wardrobe having a secret door leading into a walk-in wardrobe with lights. Two uPVC double glazed windows overlook the front of the property with a radiator, carpeted flooring and a door leading into the master en-suite.

Master En Suite

More like a family bathroom than an en suite! Offering a four-piece suite comprising a pedestal hand wash basin, low flush WC, shower enclosure with thermostatic shower, and a bath with mixer tap having a shower head. Mirrored wall mounted cupboard, tiled flooring, part tiled walls with decorative border and a small obscure uPVC window with sill.



Bedroom 3

A good-sized double bedroom with two built-in wardrobes having a connecting shelf over the bed, carpeted flooring, a radiator, and a large uPVC double glazed window overlooking the rear garden.

Bedroom 2

A carpeted double bedroom with space for storage cupboards, radiator, a uPVC double-glazed window overlooks the rear garden and a door leads you into the en suite shower.

En Suite Shower Room

A classic white three-piece suite comprising pedestal hand wash basin, low flush WC, and a shower enclosure with mains shower. Tiled flooring and part tiled walls having a decorative border, radiator with a towel rail, and uPVC double-glazed window with privacy glazing overlooking the front of the property.

Bedroom 4

A carpeted double bedroom with built-in double wardrobe, radiator, power points and uPVC double glazed window overlooking the rear garden.

Family Bathroom

Fitted with a four-piece white suite comprising of bath with mixer tap having a shower head, pedestal hand wash basin, shower enclosure with thermostatic shower and low flush W.C. Part tiled walls with decorative border, tiled flooring, radiator with a towel rail and a privacy uPVC double glazed window overlooks the side of the property.

Double Garage

Attached double garage with electric doors, concrete flooring, power, and light installed with work bench, a sink and storage shelves having a pedestrian door leading you out to the rear of the property.

Front Garden

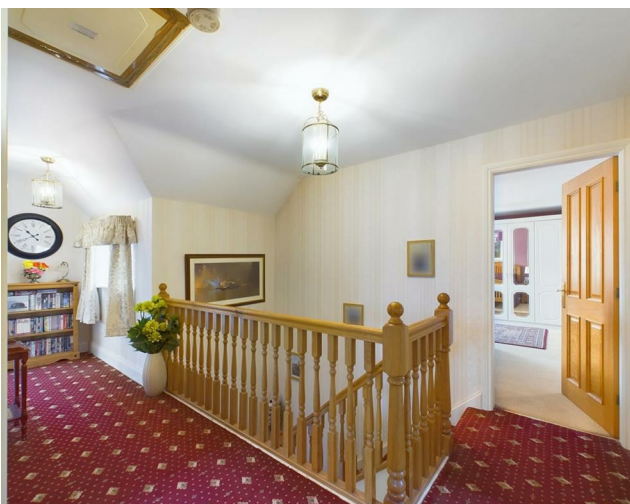
A large blocked paved driveway leads you to the front door and the double garage, providing off-road parking for about four vehicles, with a colourful raised shrub and perennial border and laurel hedging. A block paved pathway continues down the side of the property with a timber gate accessing the rear garden.

Rear Garden

A private and enclosed southeast facing rear garden is principally laid to lawn with a stylish, low maintenance blue slate chipped patio area and pathway. With raised beds full of colourful shrubs, perennial and decorative trees, a timber shed, water tap, and water butt all bounded by a laurel hedge and panelled fencing.

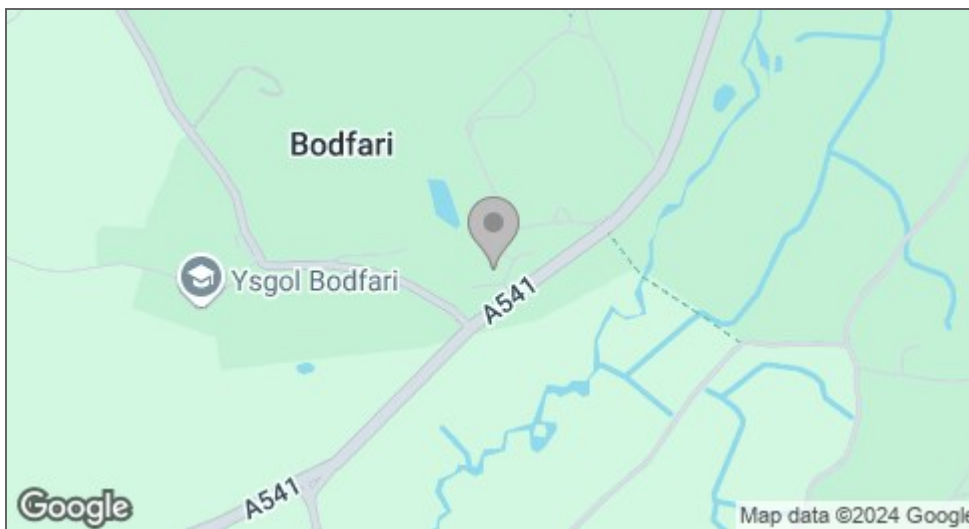












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO 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.

