

## Maes Tyrnog, Denbigh LL16 4EW £335,000

Monopoly Buy Sell Rent is pleased to offer for sale this beautifully presented four double bedroom detached family house enjoying stunning countryside views situated on a quiet cul-de-sac in the highly sought-after village and community of Llandyrnog. A well-presented family home and briefly comprises an open porch, entrance hall, lounge, dining room, kitchen, and downstairs WC. Four double bedrooms, master en-suite and family bathroom. A tarmac driveway providing parking for two vehicles, attached single garage, enclosed southwest facing rear garden with a large composite patio the perfect place to sit and enjoy the spectacular views of open countryside and the rolling hills beyond.  
OFFERED FOR SALE WITH NO ONWARD CHAIN.

- Beautifully Presented Detached House
- South West Facing Rear Garden
- Sought after Village Location
- Freehold Property
- Four Double Bedrooms
- Far Reaching Uninterrupted Views
- Situated on Quiet Cul-De-Sac
- Council Tax Band E



## Front Porch

An open porch with a brick column has a wall light and paved flooring.

## Entrance Hall

An external hardwood front door opens into this useful hall with space to hang your coats, has an alarm system, a radiator, inset spotlights, laminate wood flooring and a panelled door leading you into the lounge.

## Lounge

The laminate wood flooring continues through into the lounge with a central fireplace housing a multifuel burner with stone hearth and timber surround. A double-glazed bay window overlooks the front of the property with coved ceiling, inset lights, a radiator, a door opens to the inner hall and sliding glazed doors lead you into the dining room.

## Dining room

Sliding glazed doors leads you into this good-sized dining room with enough room for a large dining table having laminate wood flooring, coved ceiling, inset lights, a panelled door opening into the kitchen and a sliding patio door opens to the rear patio.

## Kitchen

A light and bright kitchen, fitted with a range of beech effect units having voids for a range master cooker; tall fridge freezer; washing machine and a dishwasher. A stainless-steel sink with a double-glazed window above overlooks the side of the property, tiled splashback, radiator, tiled flooring, and a door leads you into the dining room and double-glazed French doors open to the rear patio.

## Downstairs WC

Fitted with a white suite comprising a wall-mounted sink and low flush WC with a radiator, extractor fan, inset spotlights, tiled floor, and space to hang your coats.

## Landing

A spindled turned staircase leads you to the first-floor landing having a window above bringing in natural light, with wood laminate flooring, an airing cupboard housing the hot water tank, a roof hatch gives you access into the attic, and panelled doors lead you to all rooms.

## Master Bedroom

A double bedroom with carpeted flooring having a radiator, inset spotlights, a door leads you into the master ensuite and a timber framed double-glazed window overlooks the rear of the property enjoying uninterrupted countryside views with Denbigh in the distance.

## Master En Suite

Fitted with a low flush WC, pedestal sink, and an enclosed shower unit housing an electric shower with extractor fan, carpeted flooring, part tiled walls and a glazed privacy window overlooking the side of the property.



## Bedroom 2

A good-sized carpeted double bedroom overlooking the front of the property with a radiator and enough space for additional bedroom furniture.

## Bedroom 3

A spacious double bedroom with carpeted flooring, a radiator, space for storage cupboards and a timber-framed double-glazed window overlooking the front elevation.

## Bathroom

A white three-piece bathroom suite comprising a freestanding roll top bath with mixer tap having a shower head, a pedestal sink and low flush WC with part tiled walls, vinyl effect tiled floor, a radiator, inset spotlights and a double-glazed privacy window overlooking the side of the property.

## Bedroom 4

A double bedroom with a timber framed double glazed window overlooking the rear of the property enjoying open countryside views with a radiator underneath and inset spotlights.

## Garage

Attached single garage with up and over door having power and lights.

## Front Garden

A tarmac driveway leads you to the single garage with a lawn area having a small tree, and evergreen border. A paved path leads you to the open porch, and another path with a timber gate leads you down the side of the property to the rear garden.

## Rear Garden

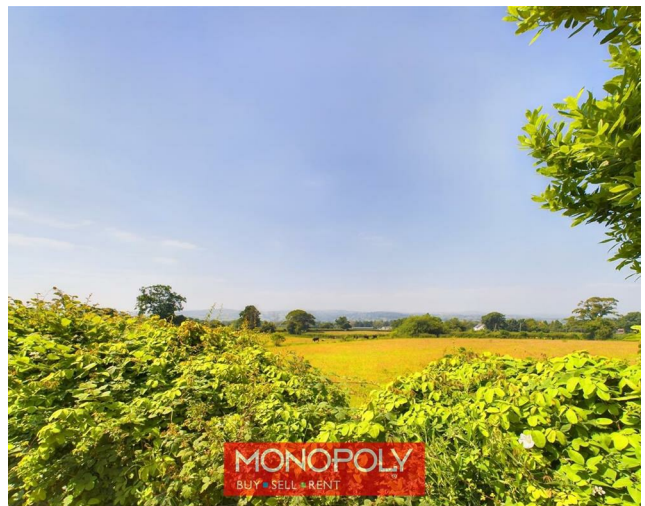
A south westerly facing rear garden enjoying breathtaking countryside views with a fabulous large composite decking area to sit and take it all in! Mainly laid to lawn with flower borders, a trellis fence hides the oil tank and a pathway leads down either side of property, bounded by hedging and panelled fencing.

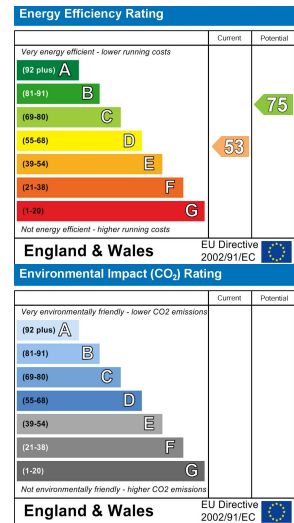
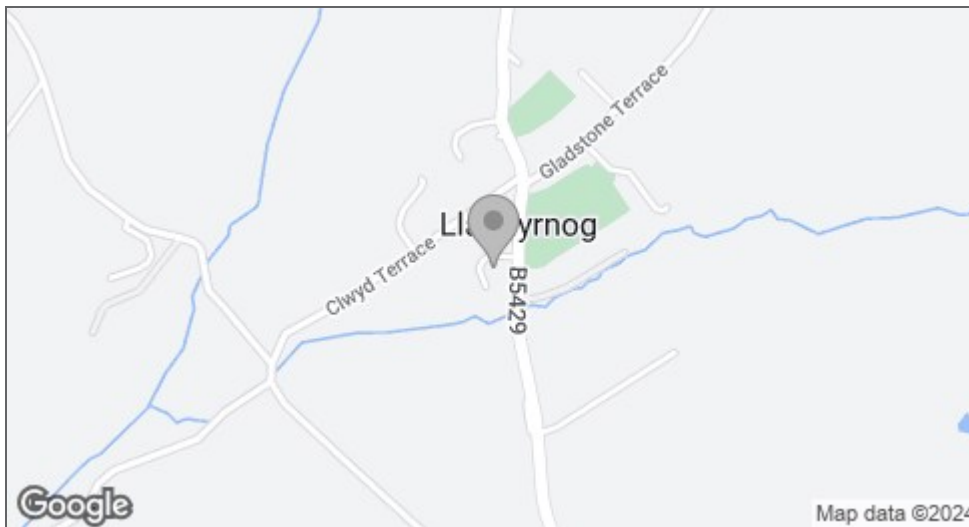












#### MONEY LAUNDERING REGULATIONS 2003

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.

