



Ochr Y Bryn, Henllan, Denbigh LL16 5AT

£210,000

Monopoly Buy Sell Rent are pleased to offer this charming semi-detached characterful property, recently extended, sitting in an elevated position in the highly sought after village of Henllan, with its local shop & post office, church, chapel, community hall, primary school and a thatched pub dating back to the 13th century. A versatile home, perfectly designed for modern living and briefly comprises an entrance porch, two reception rooms with fireplaces, a modern newly extended kitchen diner, utility room, two double bedrooms a single bedroom and a newly fitted bathroom. Three-tiered Garden with summerhouse and hot tub with a driveway providing off-road parking.

Charming Characterful Property That Must Be Viewed!

- Semi-Detached Three Bedroom Property
- Recently Extended & Modernised
- Two Reception Rooms with Fireplaces
- Sought After Village Location
- Freehold Property
- Full of Character & Charm
- Newly Fitted Kitchen & Bathroom
- Tiered Garden with Summerhouse & Hot Tub
- Driveway Providing Off Road Parking
- Council Tax Band C



Entrance Porch

A light green composite front door opens into this useful entrance porch with space to hang your coats and keep your shoes having wood laminate flooring, lights, two double glazed windows on each side and a timber glazed door opening into the living room.

Living room / Play Room

A charming living room, currently used as a playroom, with an inglenook fireplace housing a multi fuel burner with brick surround, timber lintel and slate hearth. A double-glazed window overlooks the front of the property with carpeted flooring, a modern grey vertical radiator, exposed beam, stairs lead you up to the first floor and a doorway leads you into the lounge.

Lounge

A feature whitewashed stone central fireplace with a timber lintel having carpeted flooring, built-in storage cupboard, radiator, and spotlights. You step up into the kitchen and a concertina door gives you access into the utility and bathroom.

Kitchen

Extended in 2022 this ultra-modern kitchen is fitted with a range of shaker style units with a black composite sink and mixer tap, dark wood worktops, electric oven, ceramic hob with touch control and extractor hood above, integrated fridge freezer, dishwasher and space for washing machine. With tiled splashbacks, wine rack, inset lights, radiator, dark wood laminated flooring a uPVC glazed rear door, and a wall of double-glazed windows.

Utility

With red quarry tiled flooring and a wall mounted storage cupboard this utility area has space for a washing machine and dryer with a double-glazed window overlooking the front of the property and steps leading up into the bathroom.

Bathroom

You step up from the utility into this newly modern fitted bathroom comprising a large walk-in shower enclosure with a thermostatic shower having a large waterfall head and handset, a slim vanity unit with handwash basin above having a rainfall tap, and a low flush WC. The walls and ceiling are clad with PVC panels and tiled flooring, black heated towel rail, wall mirror with LED lights and touch sensor, inset spotlights and extractor fan.

Landing

Carpeted landing with a double-glazed window overlooking the side of the property having a deep sill and radiator underneath and doors lead you to all bedrooms.

Master Bedroom

A good-sized double bedroom with a high ceiling has a built-in wardrobe, radiator, and carpeted flooring. A small hatch gives access to the attic and a uPVC double-glazed window with deep sill overlooks the front of the property enjoying views of Henllan rooftops and the countryside beyond.



Bedroom 2

Spacious double bedroom with high ceiling and alcove wardrobe with a further alcove having storage shelves, two wall mounted storage cupboards, carpeted flooring, radiator, painted horizontal wood panelling to one wall, and a uPVC double-glazed window with deep sill overlooking the garden.

Bedroom 3

A carpeted single bedroom with a radiator, and a uPVC double glazed window overlooking the front rear garden with a deep sill.

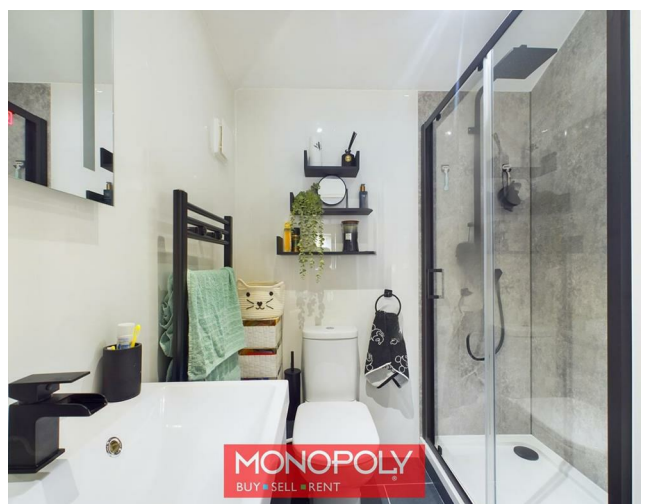
Front Garden

A concrete driveway provides off road parking with a lawned front garden having a mature border full of shrub and bushes bounded by a stone wall. To the side of the property there is a storage shed, outdoor water tap, an oil tank and the outdoor Worcester boiler fitted 3 years ago, with a wrought iron gate leading you to the rear garden.

Rear Garden

A three-tiered rear garden with a central blue slate chipped pathway with steps leading you up the tiers bounded by stone walls. The first tier has a lawn area to one side with mature shrubs on the other, the second tier has fruit trees and a paved patio area with a power point, a perfect place to sit and enjoy the sun with some alfresco dining. The third tier has a summerhouse with sockets and lighting, and a hot tub with elevated views...what more do you want!

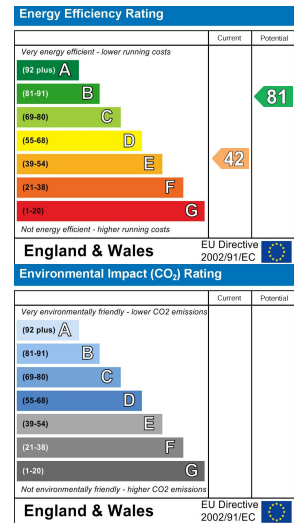
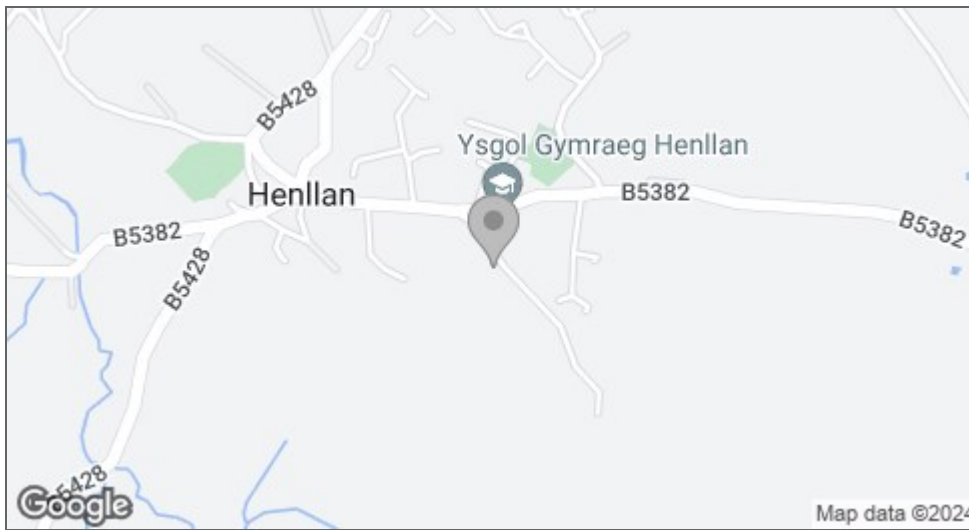












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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

