



## Llanefydd, Denbigh LL16 5HB

### Offers Invited £399,950

Monopoly Buy Sell Rent are pleased to offer this large detached 4-bedroom property located between the village of Llanefydd and the hamlet of Bryn Rhyd Yr Arian. The striking property offers 4 double bedrooms, a spacious lounge, a kitchen, a family bathroom, a downstairs WC and a sunroom. There are stunning views of the surrounding countryside with breathtaking walks from your doorstep.

VIEWING HIGHLY RECOMMENDED

- Rural 4 Bedroom Detached Property
- 4 Double Bedrooms
- Beautiful Country Walks From Your Doorstep
- EPC - Pending
- Gardens to Front and Side
- Located On Quiet Country Road
- 2 Reception Rooms
- Freehold Property
- Large Outbuilding
- Virtual Tour Available



## Lounge

5.77 x 3.55 (18'11" x 11'7")

A glazed timber door leads into a large open L-shaped lounge with wooden block tiled flooring, multifuel burner with a stone surround and ample space for additional furniture. There is an open staircase leading to bedrooms one and two with doors leading to kitchen, family bathroom and additional living space.

## Kitchen

3.20 x 3.12 (10'5" x 10'2")

There are ample base and wall units finished in blue with voids for a tall fridge freezer and washing machine with integrated appliances including an eye-level double oven and electric hob with extractor fan above. The walls are part tiled with UPVC window overlooking the front garden.

## Sun Room

2.96 x 2.36 (9'8" x 7'8")

The second reception room offers French doors leading out onto the side garden with a double-glazed timber window overlooking the front elevation. The laminate flooring runs throughout with ample space for an office or a second living room.

## Family Bathroom

2.43 x 1.96 (7'11" x 6'5")

## Inner Hallway

2.17 x 1.99 (7'1" x 6'6")

A hallway with a spiral staircase leading to bedroom 4 and loft storage with doors leading to bedroom 3 and downstairs WC.

## Bedroom 3

3.62 x 2.77 (11'10" x 9'1")

The double bedroom with laminate flooring throughout on the ground floor level, offers ample space for additional bedroom furniture with a UPVC window overlooking the front elevation.

## Downstairs WC

2.15 x 1.50 (7'0" x 4'11")

The fully tiled downstairs cloakroom offers a low flush WC with a pedestal sink and extractor fan. A double-glazed window with privacy glass overlooks the rear elevation.

## First Floor

### Master Bedroom

3.23 x 3.18 (10'7" x 10'5")

The triple-aspect double bedroom has carpeted flooring throughout and offers a bright open room. There is the potential for a future owner to add an ensuite with the family bathroom below. The room also offers a built-in single wardrobe with a louvre door.

### Bedroom 2

3.63 x 3.49 (11'10" x 11'5")

The large carpeted double bedroom offers a UPVC double-glazed window overlooking the front elevation with views of the beautiful countryside.

## Second Landing

The spiral Staircase leads to a second landing with carpeted flooring and doors leading to bedroom 4 and the loft storage room.

### Bedroom 4

3.26 x 2.76 (10'8" x 9'0")

A fourth double room with a double-glazed window overlooking the rear elevation.

## Garage

A prefab garage is located to the side of the property offering additional storage with twin timber doors with glazed panels leading into the single garage.

## Agricultural Shed

8.60 x 5.57 (28'2" x 18'3")

A tin and timber structure offering a perfect



workplace for those who enjoy being outdoors working with vehicles or machinery. It is a large open space which could be adapted further depending on any future owners needs.

### Front Garden

A wrought iron gate leads to off-road parking for numerous vehicles with paved steps leading to the front door and a concrete path leading along the front of the property. The garden is predominantly laid to lawn with a walled perimeter to the front and bunded oil tank.

### Side Garden

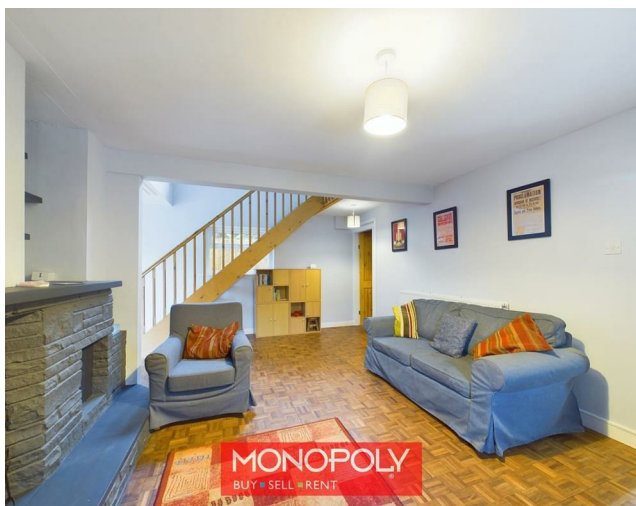
The side garden has a paved patio area with a lawn and mature shrubs and trees making the boundary to the side and rear. There are established fruit trees including damson, apple, blackcurrant and pink gooseberry in addition to an established grapevine along the front of the property.

### Additional Information

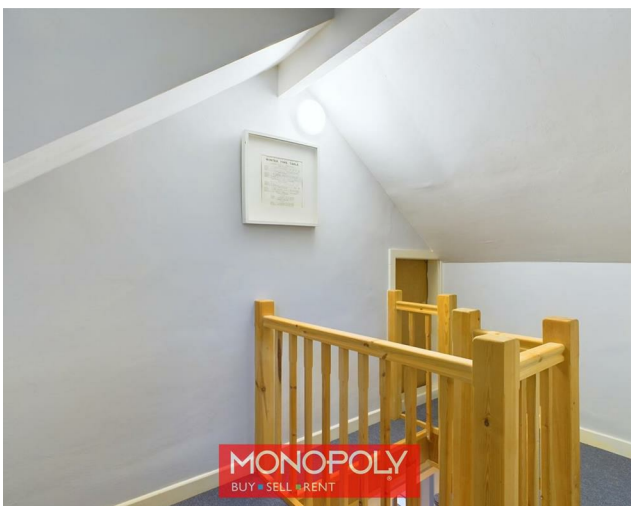
There are primary schools in the surrounding villages of Henllan and Llansannan with two secondary schools in Denbigh as well as private school options. Amenities are offered in the village shops in Henllan and Llansanna with public houses in both villages as well as the nearby village of Llanefydd.

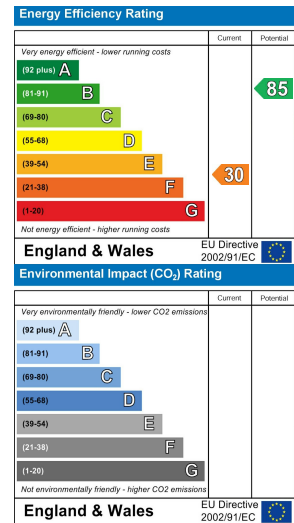
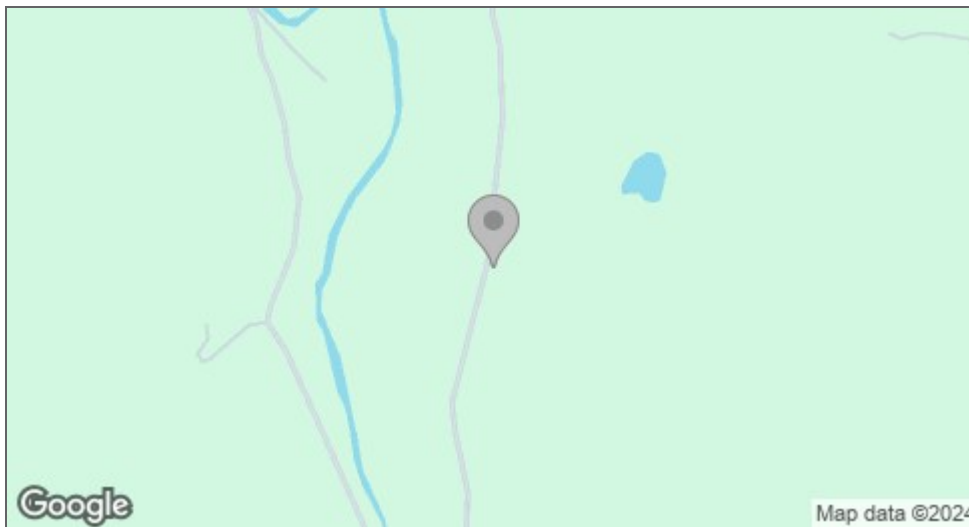












#### MONEY LAUNDERING REGULATIONS 2003

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.

