



Bryn Dedwydd, Denbigh LL16 3TP

£320,000

Monopoly Buy Sell Rent are pleased to offer an opportunity to acquire a unique property built in the 1930s and based on a design as seen by the owner at the time from the Ideal Home Exhibition. There are several Art Deco / Art Moderne features which have been retained within the property by the present and previous owners. The property was completed to a high standard with single-glazed crittall windows and green Roman clay roof tiles. The property has only had 3 owners from New and occupies a good plot with gardens to the front and on both sides. This really is an opportunity to buy a unique property with character throughout. No Onward Chain.

Viewing Highly Recommended!!

- 1930's Art Deco Property
- Close To Local Amenities
- 3 Reception Rooms
- Council Tax band
- Virtual Tour Available
- Quiet Off The Beaten Track Location
- Large Garden
- 3 Owners From New
- Freehold Property
- No Onward Chain



Sun Room

4.69 x 1.51 (15'4" x 4'11")

A UPVC door opens up into the sunroom with double doors leading to the lounge and a timber door leading into the porch. The room has UPVC double-glazed windows to the front with storage for shoes and coats.

Porch

1.64 x 1.46 (5'4" x 4'9")

The porch offers parquet flooring throughout an art deco door leading to the hallway

Hallway

4.39 x 2.55 (14'4" x 8'4")

An open hallway with doors leading to lounge, living room, snug, small study \ storage and under-stairs storage cupboard. The staircase leads up to the first floor with carpeted flooring throughout.

Lounge

5.47 x 3.94 (17'11" x 12'11")

The bright open triple-aspect lounge with granite fireplace and inset gas fire. The room also boasts a coved ceiling with carpeted flooring throughout and glazed aluminium doors leading to the front sunroom and timber doors leading to the conservatory, with TV aerial point and socket points throughout.

Living Room

4.93 x 4.07 (16'2" x 13'4")

Currently being utilised as a home office, the room offers beautiful views of the front of the property with parquet flooring and a single glazed crittall bay window. The fireplace offers a stone hearth with timber surround and real fire.

Kitchen Diner

8.85 x 2.21 (29'0" x 7'3")

The large kitchen diner was added as part of an extension to the property boasting an array of base and wall units finished in high gloss with light blue base units and cream wall units. Appliances include a range cooker and dishwasher with voids for an American fridge freezer. There is ample room for a large dining table with laminate flooring throughout. There are UPVC windows overlooking the side elevations with inset lighting, upright radiator and openings to snug and conservatory.

Conservatory

3.66 x 2.21 (12'0" x 7'3")

The UPVC windows with French doors look out over the side garden with steps leading down to the to patio. The glazed roof allows lots of natural light into the room with double doors leading through to the rear of lounge.



Utility Area

2.76 x 1.73 (9'0" x 5'8")

The utility area flows from the kitchen with voids for a washing machine and wine fridge with a door leading to the downstairs WC and the rear door to the side garden.

Snug

3.44 x 3.01 (11'3" x 9'10")

A third reception room with inset lighting and space to create a cosy social space. A former fireplace is no longer in use with a built-in desk and electrical points throughout.

Downstairs WC

2.40 x 0.87 (7'10" x 2'10")

The convenient downstairs WC offers a low flush WC with a wall-mounted hand basin and storage cupboard with a bi-fold door, housing a wall-mounted boiler and offering additional storage.

Downstairs Store \ Study

2.40 x 0.90 (7'10" x 2'11")

Another storage space is located at the bottom of the stairs offering additional storage or a small study/home office. There are electrical points with a single-glazed window with privacy glass opening to the kitchen area.

Landing

3.59 x 3.43 (11'9" x 11'3")

A carpeted landing area with doors leading to all 3 bedrooms, bathroom and upstairs WC. A former airing cupboard offers additional storage with a single-glazed aluminium framed window overlooking the front elevation.

Master Bedroom

4.77 x 4.06 (15'7" x 13'3")

Master bedroom with a Crittall bay single-glazed window overlooking the front elevation with a built-in double wardrobe with a Crittall single-glazed aluminium door leading to the balcony.

Balcony

6.64 x 1.56 (21'9" x 5'1")

With a door leading from the master bedroom, the balcony offers a beautiful space to enjoy your morning coffee. With a lead-lined wall and sealed rooftop above the sunroom.

Bedroom 2

5.49 x 3.97 (18'0" x 13'0")

The large double bedroom with laminate flooring throughout. The former fireplace has oyster shell tiles with single-glazed Crittall frame windows overlooking front and side elevation.



Bedroom 3

3.10 x 2.99 (10'2" x 9'9")

The double bedroom has a Crittall single-glazed window overlooking the rear elevation, and the single built-in wardrobe has an original reading light and light fittings.

Bathroom

2.58 x 1.90 (8'5" x 6'2")

Original sea-green bath suite including full-size bath and pedestal sink with a thermostatic shower. The room also offers a glazed shower panel as well as a mixer tap with shower fitting. The walls are tiled with aluminium frame single-glazed window overlooking the rear elevation and vinyl flooring.

Upstairs WC

1.91 x 0.88 (6'3" x 2'10")

Sea Green toilet with part tiled walls, vinyl flooring and single glazed aluminium framed window with privacy glass. There is also loft access.

Garage

2.93 x 2.49 (9'7" x 8'2")

The timber door leads into a large garage with an electrical point and a pedestrian door to the side. A large single-glazed window overlooks the rear.

Outbuildings

Two outbuildings are available beyond the garage offering additional storage options.

Front and Left Hand Side Garden

A concrete path leads from the wrought iron gate to the front door and rear door with the lawn wrapping around the property. There are established trees and shrubs with a patio area leading from the conservatory offering a space for alfresco dining.

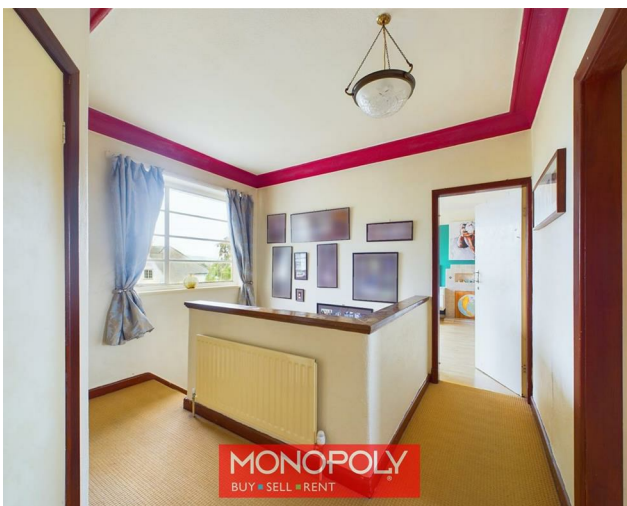
Right Hand Side Garden

The garden to the right offers access to the garage with a lawned area with established shrubs marking the perimeter. The area could easily be adapted to create additional off-road parking.



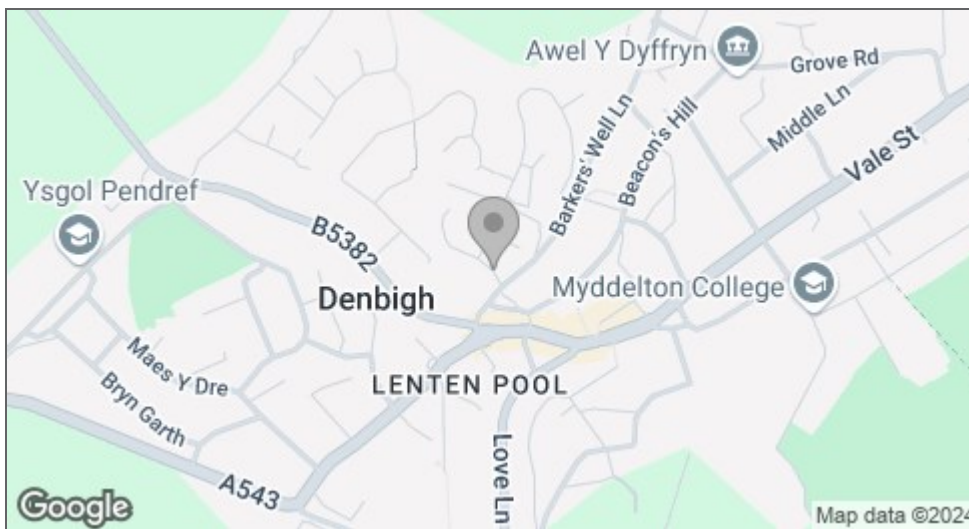












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO 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.

