



Clawddnewydd, LL15 2NE

£375,000

Monopoly Buy Sell Rent is pleased to offer for sale with no onward chain, this impressive, four-bedroom detached family home having a separate office and storage room which could be converted into a self-contained annex or holiday let (subject to necessary planning approvals) situated in the desirable rural village of Clawddnewydd in the community of Derwen, Denbighshire.

This attractive property needs updating and briefly comprises an entrance hall, lounge with open fireplace, dining room, galley kitchen, snug, utility room, downstairs WC, three double bedrooms a single bedroom, and a four-piece family bathroom. With a large office and storage rooms, a single garage, easily maintained private and enclosed gardens, and a large driveway providing off-road parking for several vehicles.

Situated in Clawddnewydd, a small village on the B5105 Cerrigydrudian road seven miles from Ruthin in the Vale of Clwyd. The village boasts a community shop and weekly Post Office service, with a pub, a Chapel, and a village hall.

- Detached 4 Bedroom Family House
- Generous and Private Gardens
- Large Office & Storerooms
- Council Tax Band F
- Rural Village Location
- Large Driveway
- In Need of Updating
- No Onward Chain



Entrance Hall

A wood effect uPVC front door with decorative glazing and a side panel opens into this useful entrance hall with carpeted flooring, a radiator, phone point and turned carpeted stair case leading you up to the first floor with storage space underneath, space to hang your coats and doors leading you into the lounge and the snug.

Lounge

A spacious lounge with a central stone-built open fireplace with a slate hearth, carpeted flooring, coved ceiling and rose, radiator a glazed window overlooking the front and back of the property both having deep sills with an open arch leading you into the dining room.

Dining room

A fabulous dual-aspect dining room with windows overlooking the side and back of the property, having carpeted flooring, coved ceiling and rose, a radiator, and a door leading you into the kitchen.

Kitchen

Galley style kitchen fitted with a range of wood fronted units having laminate worktops, integrated electric oven & hob with hood above, stainless steel sink, space for under counter fridge and a nonfunctional Rayburn with tiled effect vinyl flooring, a window overlooking the back and side of the property and an open arch leading you into the snug and a door into the utility room.

Snug

Situated just off the kitchen this carpeted snug has dual aspect windows with a radiator and a door leading you into the entrance hall.

Utility Room

Useful room with hooks on the wall to hang your coats and leave your shoes & boots, space and plumbing for white goods, phone point, tiled flooring and a window having privacy glazing overlooking the side of the property. Doors led you to the downstairs WC, garage, kitchen, and driveway.

Downstairs WC

With tiled flooring and part tiled walls and a privacy window overlooking the front of the property.

Landing

'U' shaped carpeted landing with doors leading you to all rooms having a radiator, a hatch accessing the attic and a window that overlooks the front of the property.

Master Bedroom

A light and bright dual aspect double bedroom with carpeted flooring, fitted with a triple wardrobe, one having mirrored doors, also fitted with bedside tables, drawers, and a dressing table. A single glazed window overlooks the side and the other overlooks the back of the property bringing in natural lights.



Bedroom 2

Generous double bedroom with an airing cupboard housing the hot water tank, carpeted flooring, space for storage cupboards and two single glazed windows overlooking the side and rear of the property enjoying open countryside views.

Bedroom 3

A good-sized double bedroom with dual aspect windows allowing views and natural light coming from the front and side of the property with carpeted flooring and space for storage cupboards.

Bedroom 4

A single bedroom with a fitted wardrobe having carpeted flooring and a single glazed window overlooking the side of the property.

Bathroom

Fitted with a four-piece salmon pink suite comprising bath with mixer tap, pedestal sink, WC and a corner shower unit housing the electric shower with fully tiled walls, carpeted flooring, small radiator, built-in storage cupboard having shelves and a window that overlooks the side of the property with privacy glazing.

Garage

A single garage with concrete flooring having power and lights, an up and over door, window to rear and a pedestrian door leading you into the utility room.

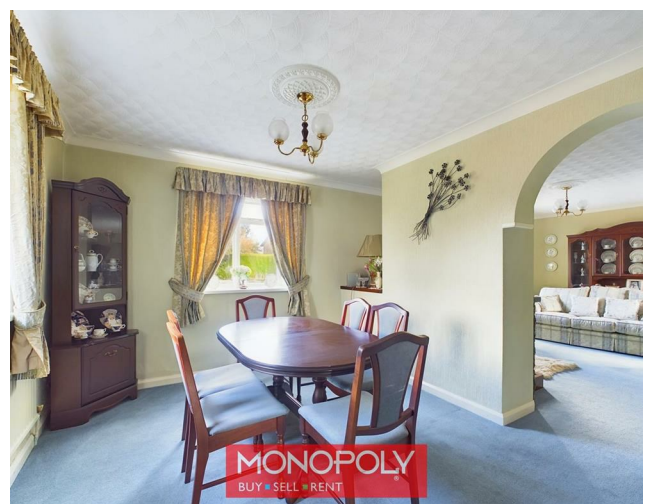
Outside

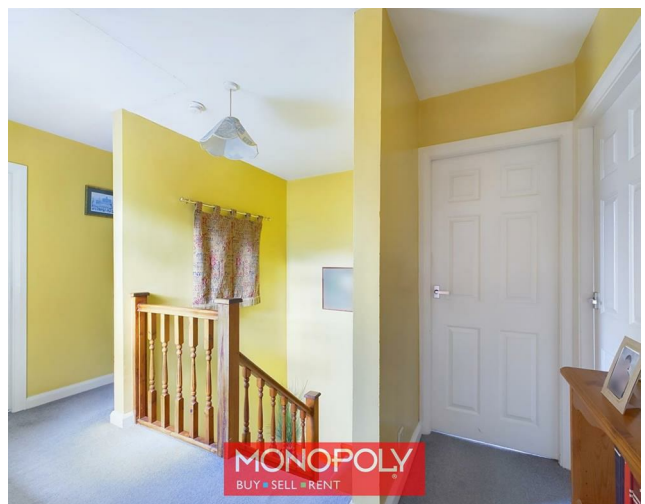
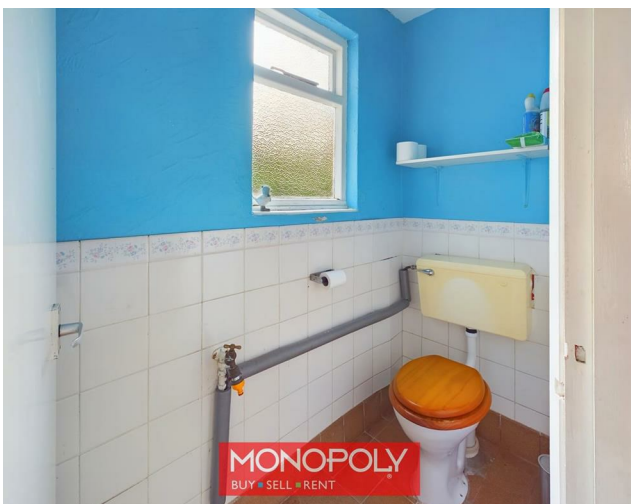
A wrought iron gate opens to a blocked paved pathway leading you to the front door and towards the driveway. A timber gate gives access to this large, tarmacked driveway providing off-road parking for several vehicles with a lawn area and conifer hedge borders. A concrete pathway leads you to the rear patio housing a large shed and the oil tank with the path continuing down the side of the property to a further lawn area bounded by a wall.

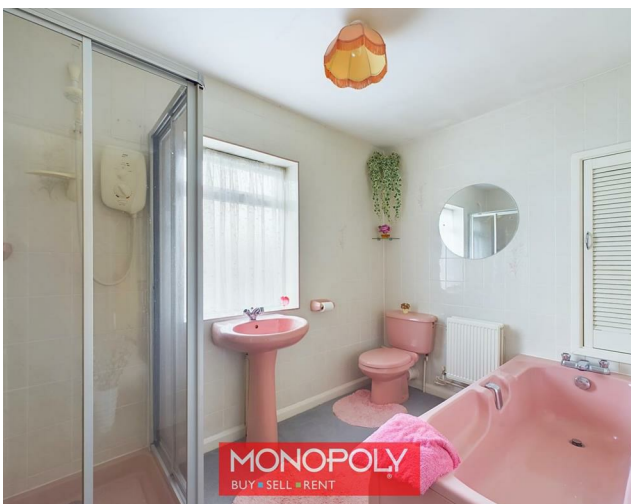
Office & Storage Room

A uPVC front door with a side panel opens into this carpeted hallway with doors leading you into the main office and the storerooms both having lights, electric points, electric radiators, carpeted flooring, and windows. Could be converted into an annex or holiday let.

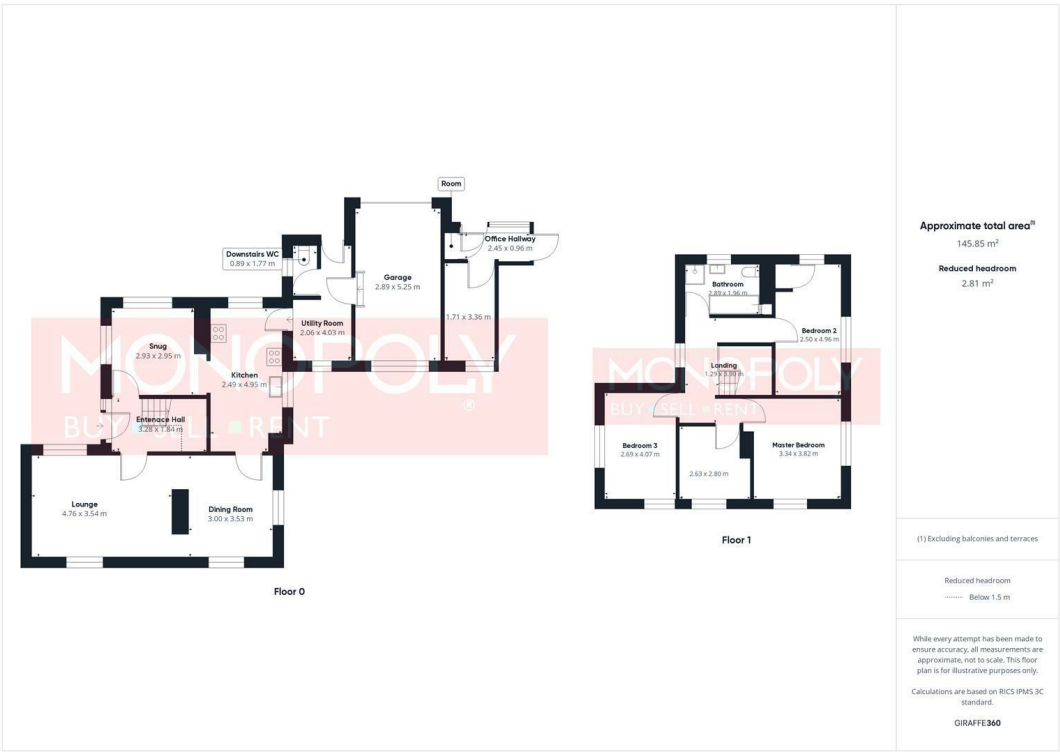












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	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.

