



Llandyrnog, Denbigh LL16 4HB

£365,000

Monopoly Buy Sell Rent are pleased to offer for sale with NO ONWARD CHAIN, Ty Coch a fabulous four / five bedroom detached property located on the outskirts of the popular village and community of Llandyrnog, about three miles from Denbigh and five miles from Ruthin. The village has good road links and is on the local bus routes with a community shop and post office.

This fabulous family home briefly comprises an open porch, hallway, lounge with a log burner, reception room which is currently used as an office, generous kitchen diner, conservatory, utility room and boot room. A turned staircase leads you to the first floor with three double bedrooms, the master having an en-suite, a single bedroom and a family bathroom. Stairs continue up to a spacious attic room on the second floor with storage in the eaves and an en-suite. The front of the property has a tarmac driveway, providing parking for two vehicles with a lawned areas and a gated pathway leading you to a good-sized rear garden having a patio area overlooking open field with views of the glorious open countryside. Benefiting from oil fired central heating, double glazing and with no onward chain!

- 4/5 Bedroom Detached Property
- Large Kitchen Diner and Conservatory
- Good Sized Front & Rear Gardens
- Offered For Sale with No Onward Chain
- Situated on Outskirts of a Popular Village
- Large Loft Bedroom with En Suite
- Views Over Farmland and Open Countryside
- Council Tax Band F; Freehold Property



Open Porch

A recessed front porch with tiled flooring, light and a uPVC wood effect part glazed front door.

Hallway

A bright hallway with laminate wood effect flooring having a turned staircase leading you up to the first floor with a storage cupboard underneath, coved ceiling, radiator, and white panelled doors leading to most rooms.

Lounge

A good-sized dual aspect lounge with a central feature fireplace housing the log burner with a tiled hearth, laminate wood effect flooring, radiator, coved ceiling, and a diamond leaded double-glazed window overlooking the front of the property and a further window to the side.

Kitchen Diner

A fabulous kitchen diner fitted with a good range of country style cream fronted units having a black granite effect worktop with inset stainless-steel sink, tiled splashbacks, space for a Range cooker with a fitted hood above, space for an American fridge freezer, space for a dishwasher, with tiled flooring, coved ceiling having downlights, two radiators and enough space for a large dining table. Two double glazed windows overlook the rear garden and enjoying open countryside views with a sliding patio door leading you into the conservatory and a panelled door into the utility room.

Conservatory

Built on a brick plinth with a polycarbonate roof and uPVC double glazed windows with a lovely sunny aspect overlooking the rear garden and the open countryside beyond having tiled flooring, ceiling fan with light, radiators and French doors leading out to the rear garden.

Utility

A useful room housing the 'Worcester' oil fired central heating boiler with a fitted worktop having plumbing for washing machine, tall storage cupboard, tiled flooring a double-glazed window overlooks the rear garden with an opening into the boot room and a uPVC door leading you out to the side of the property.

Boot room

With a double glazed window overlooking the side of the property with beech flooring, plenty of space to leave your coats and shoes and power sockets.

Reception Room

A versatile room, currently used as an office, but could be a bedroom; playroom; hobby room; games room! With laminate flooring, radiator and a double-glazed diamond leaded window overlooking the front of the property.

Landing

A carpeted landing with a storage cupboard having shelving, with panelled white doors leading to all rooms and the staircase continues up to the second-floor attic room.



Master Bedroom

Carpeted double bedroom with timber framed diamond leaded double glazed window overlooking the front of the property with a radiator and a panelled door leading you into the master ensuite.

Master En Suite

A modern bathroom fitted with a three-piece suite comprising a vanity unit with low flush WC and sink, shower enclosure housing a thermostatic shower with part tiled walls, wall mounted touch screen vanity mirror with led lights, aphrodite heated towel rail, extractor fan and a double glazed window with privacy glazing overlooking the side of the property.

Bedroom 2

A spacious double bedroom with built-in double wardrobe, carpeted flooring, radiator, and a wooden framed double-glazed window overlooking the stunning far reaching rear views.

Bedroom 3

Carpeted double bedroom with a radiator and a double-glazed window overlooking the front of the property enjoying views towards the Clwydian range.

Bedroom 4

A single bedroom currently used as a storage room with carpeted flooring, radiator and a double-glazed window overlooking the rear of the property.

Loft Bedroom 5

A fantastic spacious bedroom with two large Velux windows overlooking the rear of the property enjoying lovely views of the surrounding countryside with storage cupboards in the eaves, downlights, radiator, and a door leading into the en suite.

En suite

Fitted with a modern white contemporary style suite comprising a circular wash basin with chrome mixer tap and low flush WC with a double-glazed window with privacy glazing overlooking the side of the property.

Front Garden

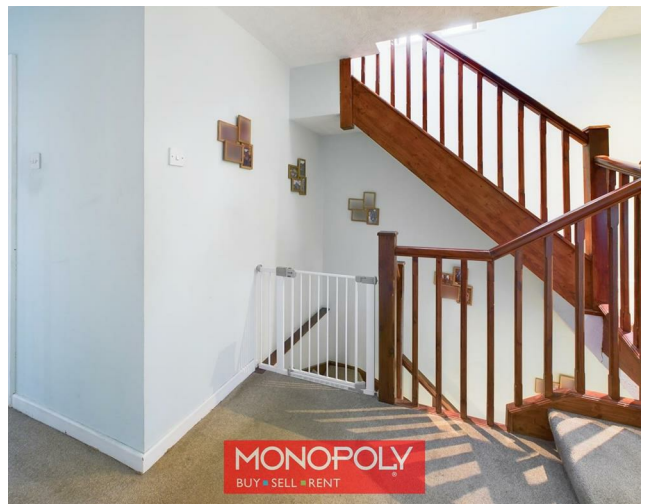
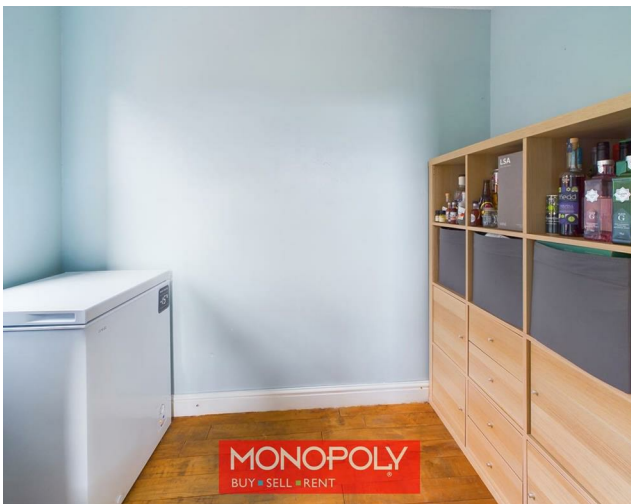
To the front of the property there is a tarmacked driveway providing parking for two vehicles with a lawned areas each side with established shrubs and trees, outside light and a gated paved pathway leading you to the rear of the property.

Rear Garden

A private and enclosed rear garden enjoying stunning views over open farmland to the countryside beyond with a large, paved patio area housing a greenhouse, timber shed and a hot tub with plenty of space for table and chairs. A large lawn area with a circular patio area, mature trees and borders all bounded by timber fencing.

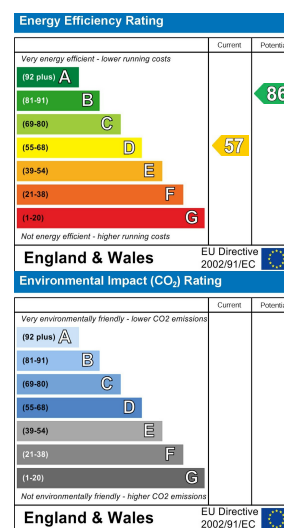












MONEY LAUNDERING REGULATIONS 2003

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.

