



## Porth Y Waen, Denbigh LL16 4BU

### £260,000

Monopoly Buy Sell Rent are pleased to offer for sale this rare opportunity to purchase a well-presented semi-detached house, situated within the Area of Outstanding Natural Beauty in the small village located on the south bank of the River Wheeler, close to Bodfari village and the market towns of Denbigh, Mold, and Ruthin. Renowned for its quality build and solid construction this spacious family house comprises an entrance hall, dual aspect lounge with a log burner, newly fitted kitchen diner and a useful utility room. The first floor has two double bedrooms and a single bedroom with a modern fitted family bathroom. Externally there is a driveway with a lawned garden to the front of the property and the rear gardens has a raised decked patio area as well as a slabbed patio area, a large storage shed, chicken coop and a lawned garden. The term location, location, location could not be more apt for this property with amazing walks from your doorstep, and countryside views in every direction.

A must view for anyone looking in this price bracket!

- Beautiful Presented Semi Detached Property
- Large Lounge & Newly Fitted Kitchen Diner
- Driveway and a Good-Sized Front Garden
- Countryside Location with Stunning Walks & Views
- Set in an Area of Outstanding Natural Beauty
- Three Bedrooms and a Family Bathroom
- Spacious Rear Garden with Utility Rm & Shed
- Freehold Property; Council Tax Band C



## Entrance Hall

A white uPVC glazed front door leads you into this welcoming entrance hall with oak effect laminate flooring, radiator, a cupboard houses the boiler, doors leading you to all rooms with a turned staircase leading you up to the first floor with a useful storage cupboard underneath.

## Lounge

A dual aspect lounge running the depth of the house with a central feature fireplace housing a log burner having a timber mantle and a stone hearth with oak laminate flooring, coved ceiling, and a radiator. A double-glazed window overlooks the front of the property and French doors open out to the rear decked terrace area enjoying stunning views of the surrounding hills.

## Kitchen Diner

A beautiful kitchen fitted with a range of dark green units with white marble effect worktops having eye-level electric double oven, integrated microwave, electric hob with fan above, integrated washing machine, and a Belfast sink with brass effect mixer tap, larger cupboard, modern vertical radiator, tiled flooring, downlights with a double glazed window overlooking the front of the property and a double glazed door opening into the useful covered ginnel.

## Ginnel & Utility Room

A useful ginnel used as a storage space with a uPVC door giving access from the front of the property and a timber door giving access to the rear garden with lights and a door leading you into the utility room.

## Landing

A carpeted landing with a double-glazed window bringing in natural lights with downlights, a hatch gives access to the loft, and doors lead you to all rooms.

## Master Bedroom

A carpeted double bedroom with a large, double-glazed window with stunning views of rolling Clwydian Hills with a radiator underneath, a clothes rail and shelves sit in the recess and a hatch with a pull-down ladder gives access to the useful loft storage area above.

## Bedroom Two

A generous double bedroom with carpeted flooring, a radiator, space for storage cupboards, and a double-glazed window overlooking the rear of the property enjoying views of the countryside and hills beyond.

## Bedroom Three

A single bedroom with carpeted flooring having shelves and a clothes rail sit in the alcove, and a double-glazed window overlooks the front of the property. Currently used as an office.

## Bathroom

A good-sized family bathroom fitted with a four-piece suite comprising a corner shower unit housing an electric shower, pedestal sink, low flush WC and a deep bath with tiled splashbacks, chrome heated towel rail, extractor fan, downlights and vinyl flooring.

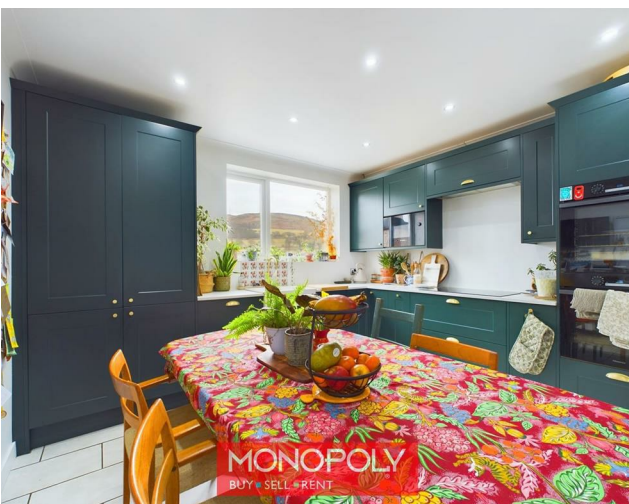
## Outside

To the front of the property there is a large tarmac driveway providing off-road parking with a lawn area and a raised border having mature planting with panelled fencing and a timber gate opening into the covered ginnel.

The rear garden is laid to lawn with a raised decked terrace area and a paved patio area with a large shed having power and lights, a greenhouse and a vegetable patch all bounded by panelled fencing with stunning views of the Clwydian Hills.



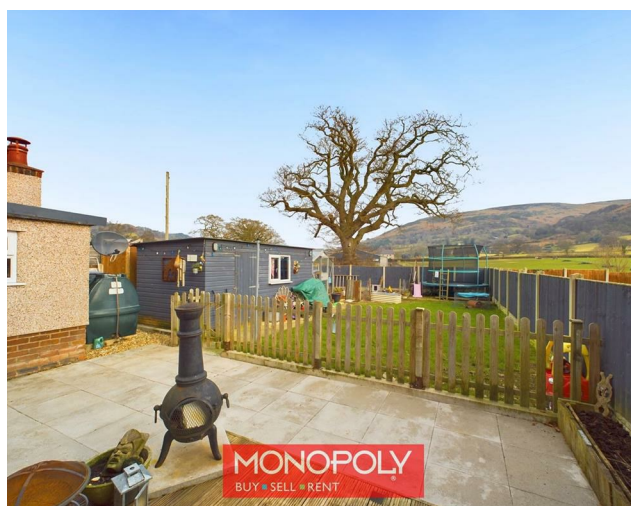
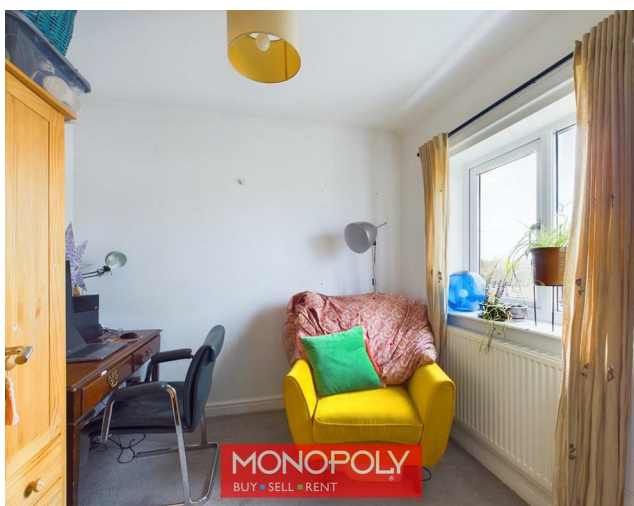








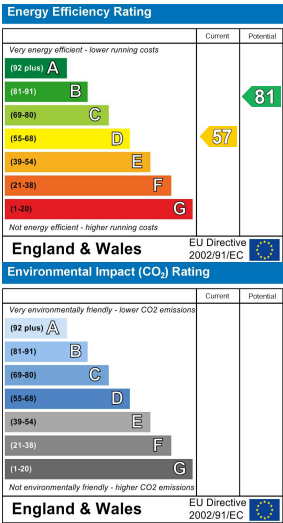
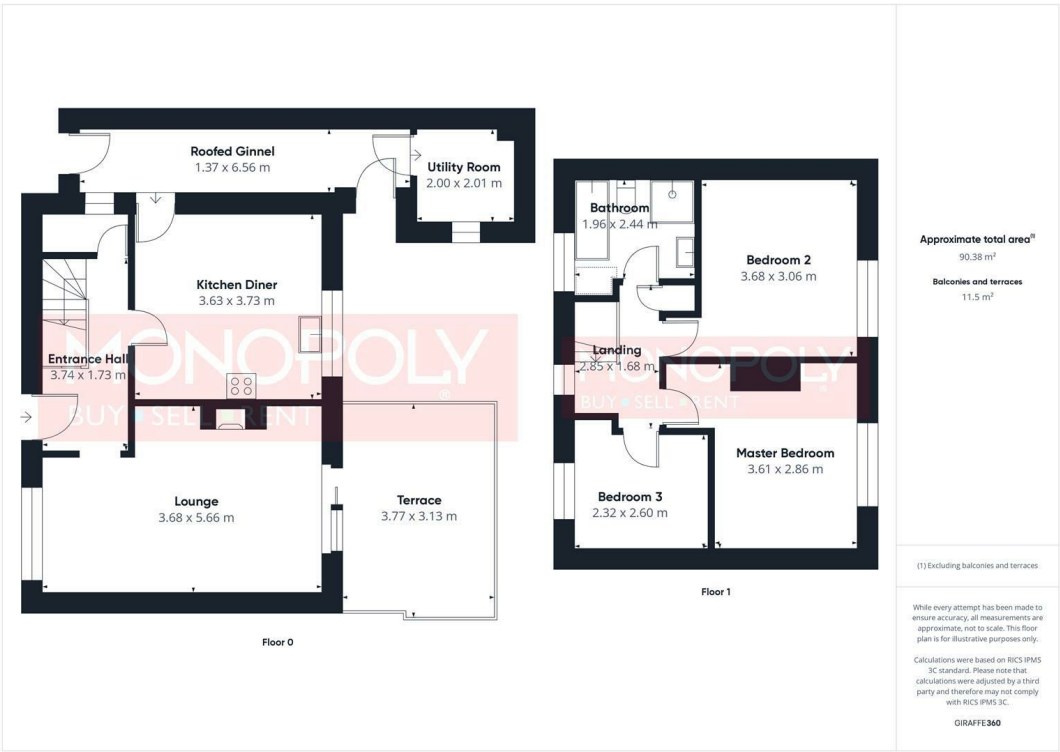












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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

