



## Nantglyn, Denbigh LL16 5PP

**£525,000**

Monopoly Buy Sell Rent is pleased to offer for sale this stunning rural property nestled on a hill above the village of Nantglyn, offering breathtaking panoramic views of the surrounding lush green hills, providing a peaceful and picturesque setting. The detached 4-bedroom offers a kitchen with a Rangemaster cooker, a dining room with a log burner, a triple-aspect lounge with a second log burner and stunning views, as well as a useful office, utility room, and downstairs WC. The property also features three double bedrooms, a single bedroom, a three-piece bathroom, a double garage, a versatile garden room, front and rear patios and a lawned area, all set in under an acre of land with woodlands in a truly spectacular location.

Stunning rural property in a truly spectacular location!

- Set in a Stunning Location
- Detached Rural Property
- Four Bedrooms & Two Bathrooms
- Garden Room with Views
- Council Tax Band F
- Breath Taking Far Reaching Views
- Open Plan Kitchen Diner
- Double Garage with Electric Car Charger
- Sits in under an Acre of Land with Woodland
- Freehold Property



## Vestibule

A white uPVC front door with decorative glazing opens into this useful vestibule having a cloakroom with hooks and shelving housing the solar power converter as well as the circuits with a window having privacy glazing, tiled flooring and a timber glazed door leading you into the hallway.

## Hallway

The tiled flooring continues through into the hallway doors leading you into the WC, utility room, and dining room.

## Downstairs WC

Useful downstairs WC includes a low flush WC and a corner sink with a radiator and a double-glazed privacy window for natural light and added seclusion.

## Utility

The utility room features a stainless steel sink with decorative tiled splashback, ample space for a washer and dryer, hooks for hanging, and built-in overhead storage for added convenience.

## Dining Room

An open plan dual aspect dining room featuring a log burner having a stone base with wooden mantle with two double-glazed windows one overlooking the front of the property and the other overlooking the side enjoying stunning views with tiled flooring and downlights.

## Kitchen

Set in the heart of the home is this fabulous open plan kitchen, fitted with a range of country style units with granite worktops having a Rangemaster cooker with electric oven and gas hob, classic Belfast sink, tiled splashbacks, built-in storage shelving, vertical tube tall radiator, tiled flooring, a central island with storage underneath, space for a tall fridge freezer, downlights and a large double-glazed window offering stunning views over Nantglyn village and the rolling green hills beyond.

## Inner Hallway

The inner hallway gives access to the kitchen, lounge and office with wooden flooring, an under-stair storage cupboard, large windows that let in natural light, a radiator and stairs leading you up to the first floor.

## Lounge

The triple-aspect lounge is bathed in natural light and enjoys stunning views, featuring bi-folding doors that open to the rear garden and three double-glazed windows with wooden sills overlooking the stunning lush green countryside. Fitted with wooden flooring with a central feature fireplace housing a log burner with a stone base and wooden mantle with built-in storage cupboards, downlights and a radiator.

## Office

The dual-aspect office features carpeted flooring, a radiator for warmth, and abundant natural light from its two double-glazed windows, creating a bright and comfortable workspace.

## Landing

providing access to all rooms and a storage cupboard housing the meter and thermostat with an additional cupboard in the eaves with wooden panelled ceiling.

## Master Bedroom

Dual-aspect double bedroom with two double-glazed windows that offer breathtaking views of Nantglyn and its surrounding hills with carpeted flooring, a radiator and access to both the dressing room and the master en-suite.

## Master En Suite

The master en suite is fitted with a modern three-piece suite, including an enclosed shower enclosure with thermostatic shower, a vanity unit with a sink and mixer tap, and a low flush WC. It also features a Victorian-style radiator with a towel rail and





decorative tiled-effect flooring, downlights and a double-glazed window having a privacy window.

### Dressing Room

The dressing room features a built-in triple wardrobe, a storage cupboard, dressing table with drawers, carpeted flooring, downlights and radiators for added warmth.

### Bedroom 3

A double bedroom with carpeted flooring with a radiator, ample space for storage cupboards and a double-glazed window enjoying spectacular views.

### Bedroom 4

The single bedroom offers carpeted flooring, a radiator, a double-glazed window with amazing views, and a hatch providing access to the loft.

### Bedroom 2

A good-sized dual aspect double bedroom with carpeted flooring featuring two double-glazed windows enjoying spectacular elevated views of the surrounding countryside, plenty of space for storage cupboards, and a radiator.

### Bathroom

A modern fitted bathroom fitted with a three-piece suite, including a low flush WC, a bath with an electric shower over and a pedestal sink with fully tiled walls having a decorative border with wood-effect laminate flooring, a radiator, and double-glazed privacy windows for added seclusion.

### Double Garage

A double garage with an external electric car charger, having concrete flooring, lighting, shelving, two double-glazed windows and a pedestrian door leading you out the side of the garage.

### Garden Room

A perfectly proportioned log cabin with an open plan design having power and lights, currently

being used as a home office and hobby room but could be a Music room; Games room; Garden room; Sauna or hot tub; Pub or a Gym!

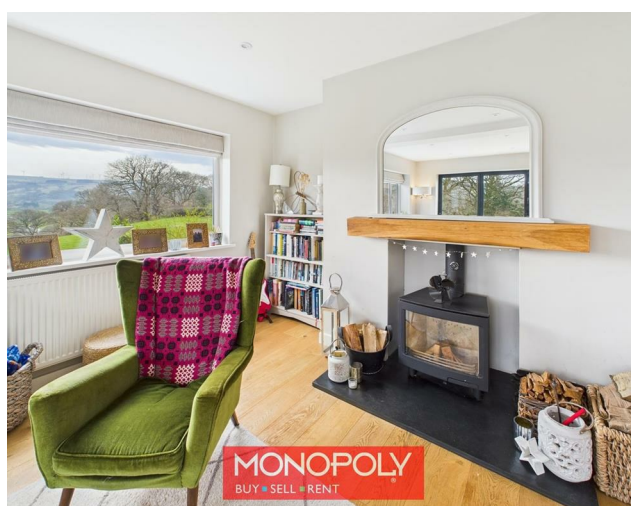
### Externally

The property is nestled in the hill above Nantglyn, offering stunning panoramic views of the surrounding landscape. A tarmac driveway leads to the garage, with golden gravel borders and a paved patio at the front, providing a sunny spot to enjoy the views. The rear features a gravelled patio, garden room with spectacular views, while the lawned area is surrounded by lush green hills, creating a serene and picturesque setting.

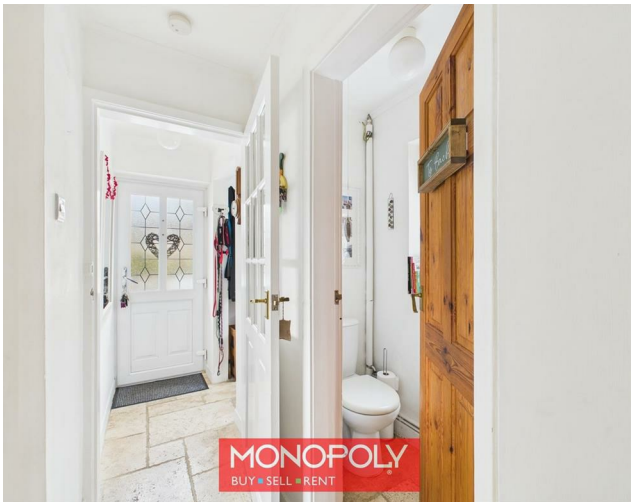
### Additional Information

The property sits on nearly an acre of land with a woodland area. The property also benefits from 'feed-in tariff' solar panels. The property is heated by an air source heat pump with gas bottles feeding the hob.

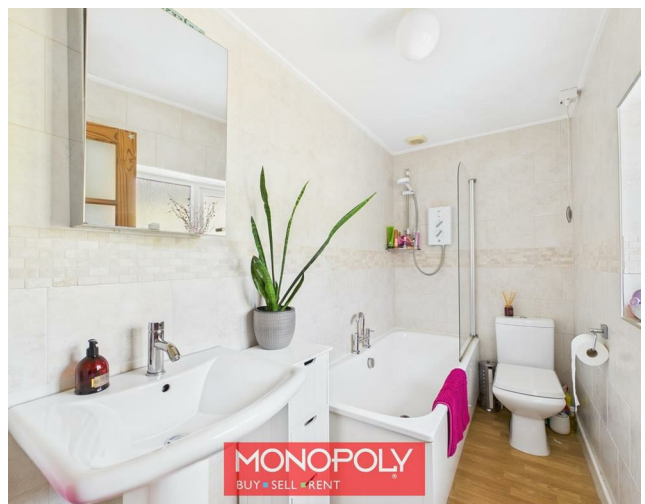








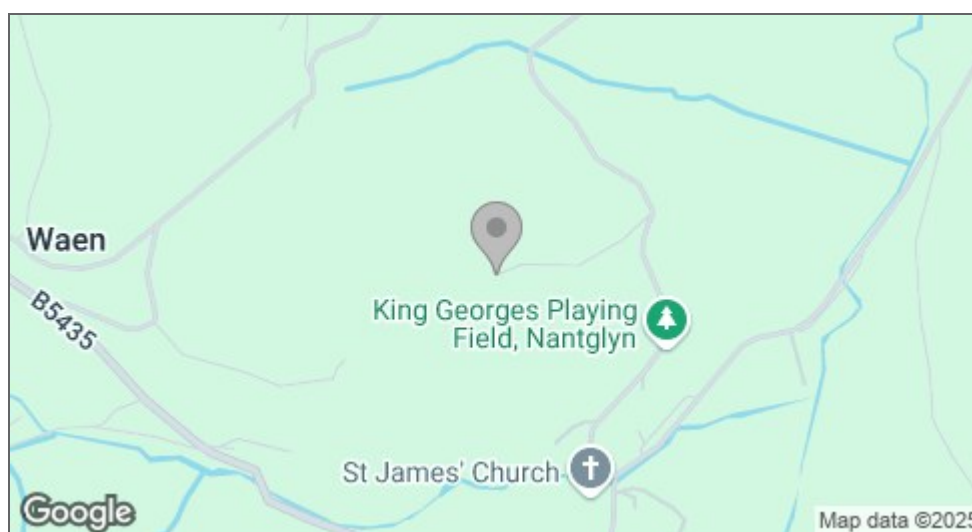












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

