



Llandyrnog, Denbigh LL16 4HE

£280,000

Monopoly Buy Sell Rent are pleased to offer this stunning dormer bungalow located in the quiet village of Llandyrnog. The property was built by a local builder around 14 years ago to a very high standard with large open space throughout and a high standard finish. The property has a large lounge diner, modern kitchen, second reception with the possibility of having a fourth bedroom, separate dining room or playroom. Upstairs there are two double bedrooms with an ensuite in the master bedroom and a third single bedroom \ office.

A Must View!
Virtual Tour Available

- 3 \ 4 Bedroom Dormer Bungalow
- Close To Local Amenities
- Off Road Parking for up to 4 Vehicles
- Freehold Property
- Centre of Village Setting
- Spacious Rooms
- Council Tax Band E
- Built Circa 2008



Hallway

4.35 x 2.37 (14'3" x 7'9")

A bright open hallway with a Velux window on the landing allows lots of natural light, stunning oak flooring that runs through the majority of the ground floor and ample space to hand coats etc. under the stairs. Doors lead to all downstairs rooms as well as a wooden staircase leading to the first floor.

Lounge Diner

6.95 x 3.56 (22'9" x 11'8")

This vast room with a beautiful layout is lovely for any large family. The room boasts oak flooring with an electric fire set in a marble fireplace with a wooden mantelpiece. There is ample space for a dining table with UPVC french doors leading out onto the patio area to the side of the property.

Kitchen

4.65 x 4.02 (15'3" x 13'2")

A large kitchen with ample cream-coloured base and wall units. The kitchen has an integrated single oven, electric hob and extractor with voids for under counter fridge, freezer, washing machine and dryer. A floor-standing oil-fired boiler is also located in the kitchen which was installed by the current owners in 2017. Additional space is available for a table and chairs or an additional fridge or freezer.

Second Reception \ Bedroom 4

4.66 x 2.67 (15'3" x 8'9")

A deceptively big room that could be utilised in multiple ways offering versatility should you need a second lounge, home office or a downstairs bedroom. The room has oak flooring with a UPVS double-glazed window overlooking the front of the property.

Downstairs Bathroom

2.65 x 2.38 max (8'8" x 7'9" max)

A convenient downstairs bathroom with full size bath with an electric shower over, low flush WC and pedestal sink. The room offers part tiled walls with vinyl flooring and double glazed privacy glazed window. The room also benefits from an airing cupboard for additional storage.

First Floor

Master Bedroom

4.72 x 3.36 max (15'5" x 11'0" max)

A deceptively large carpeted room with built-in storage in the eaves and on either side of the ensuite. A Velux window allows lots of natural light into the room.

Master Ensuite

2.42 x 1.18 (7'11" x 3'10")

A beautiful part tiled ensuite with double shower cubicle with thermostatic shower, pedestal sink and low flush WC. The room has vinyl flooring, wall mounted radiator and double glazed UPVC window with privacy glass overlooking the side elevation.



Bedroom 2

4.72 x 3.56 max (15'5" x 11'8" max)

A HUGE double second bedroom with carpeted flooring and eaves storage to either side of the room with Velux window.

Bedroom 3

2.36 x 2.20 (7'8" x 7'2")

A carpeted single room with Velux window, ideal as a home office, or nursery

Front Of Property

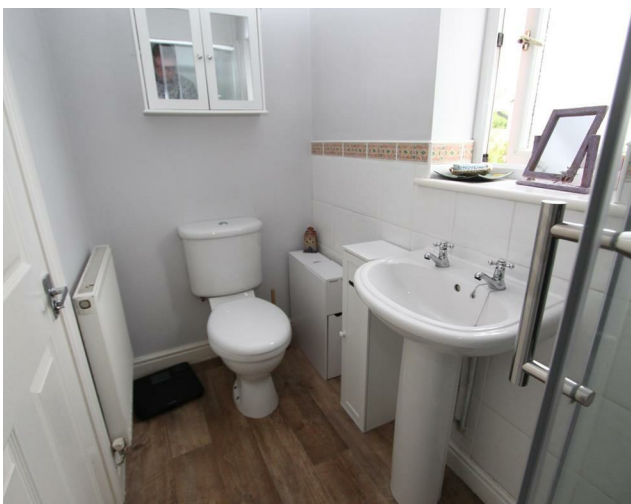
A cobbled driveway with ample space for up to 4 vehicles along the front and side of the property with an enclosed front garden with mature hedging and 6ft panel fencing to maintain privacy. To the left-hand side of the property is a patio area with access to the property via french doors leading to the lounge diner.

Rear of Property

A purpose-built lean to offer storage to the rear of the property with bunded oil tank for the heating system. A drystone wall with recently built wooden fencing offers privacy at the rear of the property.













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(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.

