



## Lon Llewelyn, Denbigh LL16 3NP

### £410,000

Monopoly Buy Sell Rent is pleased to offer this substantial and characterful home offering generous living space both inside and out, set in an elevated position with attractive views and a wealth of versatile rooms. Retaining original features such as high coved ceilings and timber doors, the property boasts four double bedrooms, two spacious reception rooms, a large kitchen diner, and a beautifully landscaped rear garden. Practical additions include a utility room, office, multiple outbuildings including workshops and a boiler room, and a large garage with dual access. The home is ideally suited for family living or those seeking space to work from home, with the added benefit of far-reaching views and proximity to local landmarks such as Denbigh castle. The expansive garden with various patio and seating areas is perfect for entertaining or relaxing outdoors.

- Well-Appointed Detached Family Property
- 4 Double Bedrooms, 2 Generous Reception Rooms
- Large Gardens with Patios, Decking, and Views
- Elevated Spot Enjoying Stunning Views
- Large Garage, Boiler Room, WC and Outbuildings



## Entrance Porch

A timber glazed door opens into this bright and spacious porch, featuring red tiled flooring, single-glazed windows with shelving, downlights, and a timber door opening into the hallway.

## Hallway

A welcoming hallway with vinyl wood-effect flooring and carpeted stairs rising to the first floor. Original 1930s timber doors lead to all rooms, with a high coved ceiling, radiator, and a useful under-stairs cupboard with lighting.

## Lounge

A generous lounge laid with laminate wood flooring, having a high coved ceiling and a central feature fireplace housing a gas fire with timber mantle and marble surround. A triple-glazed timber bay window looks over to the front of the property.

## Reception Room

A bright and spacious second reception room laid with carpet, enjoying a high coved ceiling, radiator, and a large triple-glazed timber bay window overlooking the front of the property.

## Office / Cloakroom

A versatile room currently used as an office and cloakroom, with wood-effect vinyl flooring, radiator, and a uPVC double-glazed window overlooking the side of the property.

## Kitchen Diner

The kitchen area is fitted with a range of wooden fronted base and drawer units topped with granite-effect worktops and includes a useful breakfast bar, a Chefmaster electric cooker with gas hob and extractor hood above, and a stainless-steel sink with swan-neck mixer tap. Fully tiled walls, tiled flooring, two uPVC double glazed windows enjoy views of the rear garden, and an open doorway leads you into the utility room. The tiled flooring continues through to the dining area, which offers ample space for a family table with picture rail, a large uPVC window enjoying views of the rear garden, radiator, and a space for an American-style fridge freezer.

## Utility Room

Tiled flooring continues through into this practical space with plumbing and space for a washing machine, tiled walls, side-facing double-glazed window, and external door to the rear garden.

## Landing

A spacious and bright landing laid with carpeted flooring, featuring a high coved ceiling, picture rail, large triple-glazed front-facing window, radiator, and a large hatch giving access to the loft.

## Master Bedroom

A light and spacious double bedroom laid with carpeted flooring, with a front-facing triple-glazed bay window, coved ceiling, picture rail, radiator, and space for storage furniture.





## Bedroom 2

A well-proportioned double room with carpeted flooring, picture rail, radiator and a triple-glazed bay window with open views.

## Bedroom 3

A double bedroom with carpeted flooring, picture rail, radiator, and ample space for storage cupboards. Enjoys pleasant views of the castle walls and rear garden.

## Bedroom 4

Another double bedroom with carpeted flooring, picture rail, a radiator, space for wardrobes, and views over the rear garden towards the castle walls.

## Bathroom

A generously sized family bathroom fitted with a deep bath having a shower mixer tap, low flush WC, corner shower unit with electric shower, and twin sinks with mixer taps. Finished with wood-effect vinyl flooring, downlights, chrome heated towel rail, three privacy-glazed windows to the rear, fully tiled walls, and a radiator.

## Garage

A spacious garage with concrete flooring, wooden double doors to the front and an up-and-over door to the rear, two single-glazed windows, lighting, power sockets, and pedestrian access to both front and rear gardens.

## Front Garden

A tarmac driveway leads up to the garage, with a lawned area flanked by slate gravel borders and a raised gravel bed planted with a beautiful laburnum tree. Enjoying elevated views framed by a stone wall and established evergreen borders, a timber side gate provides access to the rear garden, and steps leads you to the front door.

## Rear Garden

A substantial and beautifully landscaped rear garden with a large slabbed patio, raised lawn with open stunning views, decking with a pebble water feature, and an additional raised patio with slate chippings and mature trees with ample outbuildings and access to the garage.

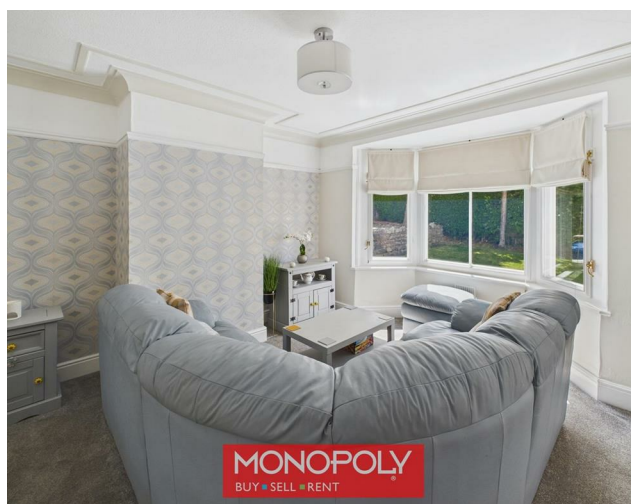
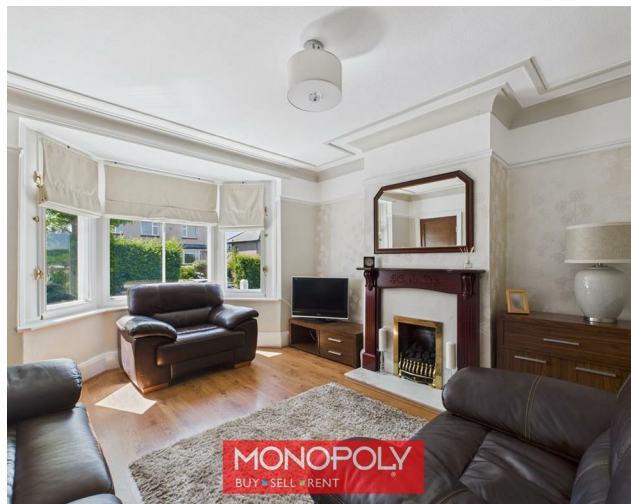
## Boiler Room & Outside WC

A brick-built outbuilding with timber doors and tiled flooring, comprising a boiler room housing the Worcester gas combi boiler with additional storage, and a separate, convenient WC alongside.

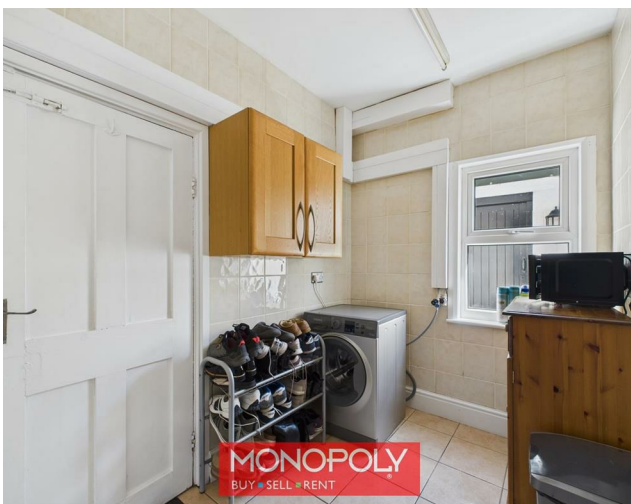
## Outbuildings

Spacious and versatile breeze block-built outbuildings, currently used as a workshop and storage space, each with timber doors, lighting, power supply, and durable concrete flooring.









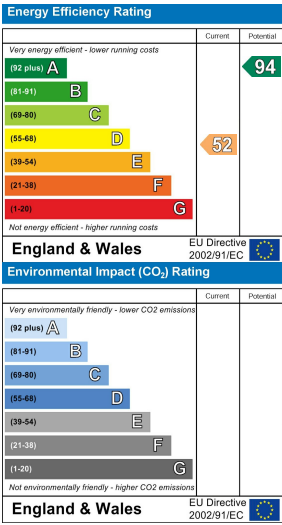
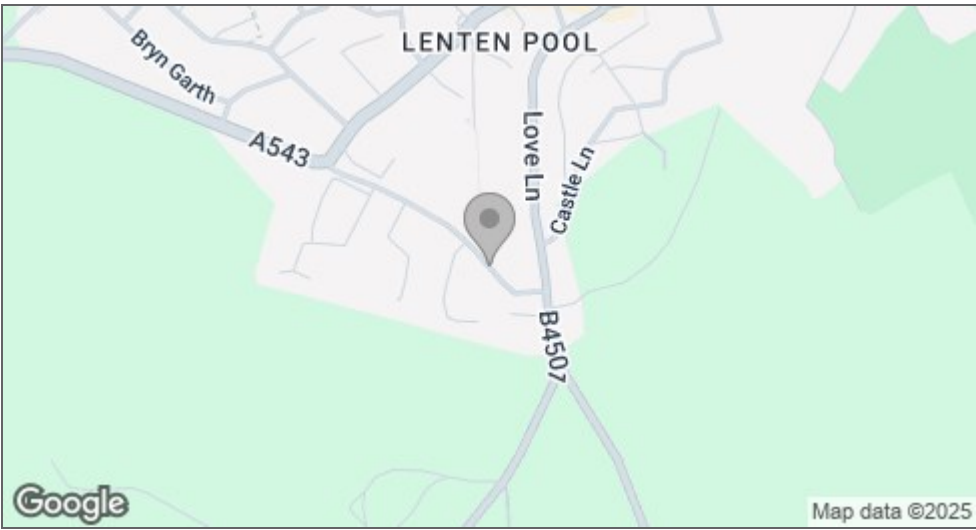












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