



## Cefn Berain, Denbigh LL16 5EB

### £485,000

Monopoly Buy Sell Rent are pleased to offer this stunning dormer bungalow located in the hamlet of Cefn Berain between the villages of Llanefydd and Henllan. The four-bedroom property is set in a large plot with three double bedrooms, two bathrooms and large lounge and kitchen diner. The property also boasts a separate double garage which could be adapted to create additional living space for relatives or to create an income should you wish.

Located 15 minutes from the market town of Denbigh with a variety of shops to suit all needs and within 5 minutes of the popular villages of Llanefydd and Henllan with their popular public houses with popular menus and range of local beers. You are spoilt by the walks from your doorstep and far-reaching views of the countryside and sea views from the rear garden. VIEWING HIGHLY RECOMMENDED

- Four Bedroom Dormer Bungalow
- Double Garage with Potential to Convert
- Excellent Local Schools
- Rural Location with Stunning Views
- Extensive Gardens with Views
- Option To Adapt & Create Additional Living Space



## Porch

2.10 x 1.30 (6'10" x 4'3")

A light green composite front door leads you into this bright porch with tiled flooring and glazed doors leading into the hallway.

## Hallway

3.04 x 2.10 (9'11" x 6'10")

Carpeted hallway with cloakroom, panelled white door leading to most rooms and carpeted stairs going up to the first floor.

## Lounge

7.06 x 4.25 (23'1" x 13'11")

A majestic living room with carpeted flooring, central fireplace housing an electric log burner with timber mantle and decorative tiled surround and hearth. UPVC window overlooks the side of the property and uPVC sliding patio door opens to the rear garden enjoying the fabulous countryside views.

## Kitchen Diner

6.80 x 3.61 (22'3" x 11'10")

Well-appointed oak fitted kitchen with a range of wall, base and drawer units with granite effect worktop and ceramic sink with tiled splashback. Integrated electric oven and hob with extractor fan and space for dishwasher. Tiled effect vinyl flooring, plenty of space for a large dining table with sliding patio doors opening to the rear garden and uPVC double glazed window enjoy the stunning countryside views.

## Utility

3.15 x 2.81 (10'4" x 9'2")

Useful utility with slate effect laminate flooring, housing the oil-fired boiler with base units and granite effect worktops, plumbing for washing machine, double storage cupboard, internal door into the garage and a composite stable door leading out to the front.

## Downstairs WC

1.51 x 1.17 (4'11" x 3'10")

Tiled effect vinyl flooring with low flush WC and handwash basin with decorative tiled splashback and uPVC window overlooking the front of the property.

## Downstairs Bathroom

2.97 x 2.25 (9'8" x 7'4")

Delightful bathroom with white four-piece bathroom suite comprising of pedestal sink, low flush WC, bath and walk-in shower housing an electric shower. Laminate flooring, tiled splashbacks and uPVC window overlooking the front of the property.



### Bedroom 3

3.71 x 3.32 (12'2" x 10'10")

A good sized double bedroom situated on the ground floor with carpeted flooring uPVC window overlooking the front of the property and plenty of space for storage.

### Bedroom 4

2.75 x 2.71 (9'0" x 8'10")

Carpeted single bedroom situated on the ground floor overlooking the rear garden with stunning countryside views. Currently being used as a snug.

### Landing

4.11 x 3.55 (13'5" x 11'7")

A spacious landing area with large Velux window offering natural light and beautiful views. Double built-in storage cupboard and white panelled doors leading to all rooms. This space could be utilised as an office space or snug.

### Master Bedroom

4.85 x 3.66 (15'10" x 12'0")

A sizable double bedroom with Velux window bringing natural light overlooking the rear garden and open countryside, uPVC double glazed window overlooks the side of the property, carpeted flooring, storage space in the eaves and access into the loft.

### Bedroom 2

4.25 x 3.71 (13'11" x 12'2")

A generous double bedroom with carpeted flooring and Velux window overlooking the rear, bringing natural light and stunning views. Plenty of space for storage.

### Upstairs Bathroom

2.71 x 2.61 (8'10" x 8'6")

Walk-in shower cubicle with tray and electric shower, large vanity cupboard with sink and low flush W.C. Vinyl flooring, tiled splashback, spotlights and Velux window.

### Integral Single Garage

5.80 x 3.20 (19'0" x 10'5")

Up and over door, shelving and internal door to the utility. Currently being used as storage.

### Detached Double Garage

Large detached garage with concrete flooring, electrically operated roller shutter door, three uPVC windows and timber door. Insulated with water and electricity (provided from the main house), this garage could be utilised or converted.



## Outside Space

A timber gate leads you to a long tarmac driveway providing off-road parking for several vehicles, bounded by raised beds, mature hedging and fencing. To the side of the property is a sheltered patio area with raised beds having mature shrubs. The rear garden has a vast lawn with seating area, mature trees, small flower beds and spectacular views over the hills and towards the Irish sea.

## Additional Information

Benefits from oil central heating and uPVC double glazing throughout. The property is in pristine condition and has the added potential in converting the garage. Council tax band F.





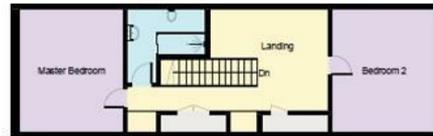






## NANT Y DDERWEN, LL16 5EB

Approximate Gross Internal Area = 223.5 sq m / 2406 sq ft  
(Including Garage / Room In Roof)  
Outside Workshop = 60.0 sq m / 646 sq ft  
Total = 283.5 sq m / 3052 sq ft



Room In Roof

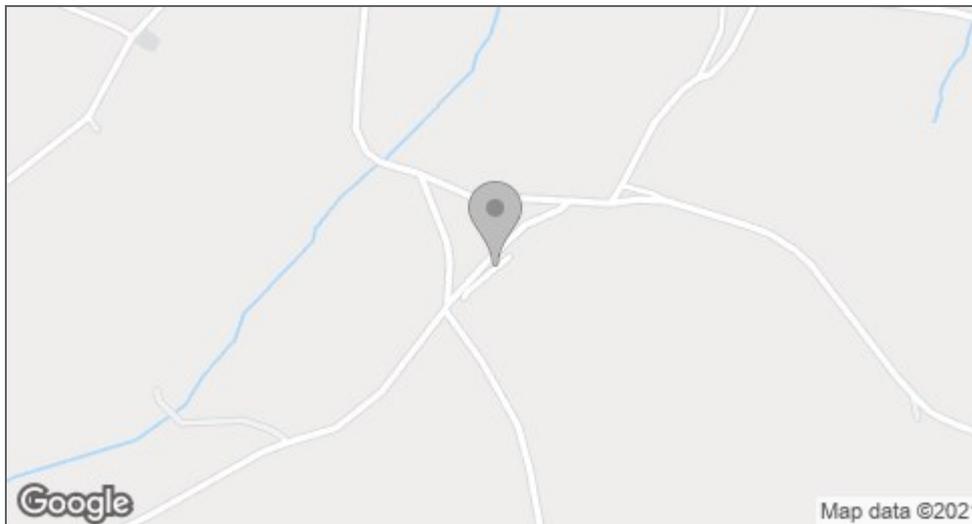


(Not Shown in Actual Location / Orientation)



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		54	
(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.

