



Llys Y Tywysog, Tremeirchion, St. Asaph LL17 0UL

£425,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this spacious and versatile split-level home, located in the sought-after village of Tremeirchion and enjoying stunning elevated views with glimpses towards the sea. Built in 1989 and arranged across three levels, the property offers flexible accommodation including four bedrooms, a generous living and dining room, kitchen with breakfast bar, bathroom, en suite and WC.

The home benefits from solar panels with battery storage, electric storage heaters and oil smart radiators. Externally, there is a gated block-paved driveway, garage, attractive front garden, private raised terrace and beautifully established rear garden with patio, lawn, mature borders, wisteria, vegetable patch and storage shed. A viewing is highly recommended to fully appreciate the space, setting and exceptional outlook this impressive home has to offer.

- Detached Split-Level Property
- Elevated Living, Dining and Kitchen
- Private Elevated Sun Terrace
- Established Well-Kept Gardens
- Quaint Rural Village
- Four Generous Double Bedrooms
- Stunning Panoramic Views
- Garage and Large Driveway
- Quiet Cul-De-Sac Location



Entrance Level

Entrance Hallway

A brown UPVC front door opens into the welcoming entrance hallway, which features parquet flooring, a glazed side window and stairs leading both up and down through the split-level accommodation. Doors lead to two bedrooms and the ground floor WC, setting out the home's flexible layout from the moment you step inside

Bedroom 4

A double bedroom currently used as a home office. Carpeted and includes a front-facing window, oil smart radiator, shelving and built-in wardrobes with mirrored sliding doors along one wall.

Bedroom 3

Another double bedroom, positioned to the front of the property and enjoying a bay window which allows plenty of natural light into the space. The room is carpeted and benefits from an oil smart radiator, coved ceiling and space for additional storage cupboards.

Cloakroom

Fitted with parquet flooring, a low flush WC and wall-mounted sink. The room also includes part tiled walls, an extractor fan and chrome towel rail, providing a useful cloakroom facility on the entrance level.

Lower Level Accommodation

Inner Hall

The inner hall is carpeted and includes an oil smart heater, along with access to two further bedrooms, the family bathroom and a useful deep cloaks cupboard. The cupboard is carpeted and fitted with hooks, providing excellent storage for coats, shoes and household items.

Bedroom 2

A generous double bedroom with a rear-facing window overlooking the garden. The room is carpeted and includes fitted wardrobes, an oil smart radiator and coved ceiling, creating a comfortable and practical bedroom space.

Bathroom

A good-sized family bathroom with tiled flooring and part tiled walls. It includes a full bath with shower mixer tap and side shower screen, vanity unit with inset sink, low flush WC, bidet, white tall heated towel rail and wall-mounted extractor fan.

Master Bedroom

Generous double room with sliding patio doors opening directly onto the rear garden. The room is carpeted and includes fitted wardrobes with mirrored fronts, an electric storage heater and discreet hidden doors leading through to the en suite shower room.



Master En Suite

Fitted with tiled flooring, low flush WC, vanity unit with sink and a large shower enclosure with bi-fold doors, electric shower and PVC panelled surround. Additional features include part tiled walls with decorative border, wall-mounted cupboard, shaving point and a small privacy window.

Upper Level Accommodation

Gallery Landing

Carpeted stairs rise to the small gallery landing, where glass double doors open into the main living room.

Living Room & Dining Area

A spacious, carpeted room enjoying stunning elevated views from two large windows. The lounge area features a central fireplace with gas fire, tiled surround and white painted wooden mantle, while the dining area provides ample space for a family dining table. The room also includes two storage heaters, coved ceiling and a door leading through to the kitchen.

Kitchen

Enjoying superb elevated views, with glimpses towards the sea from the window. It is fitted with a light grey range of cupboards, woodblock-effect worktops, mosaic-effect tiled splashback and a composite white sink with mixer tap. Integrated appliances include an electric oven, induction hob with extractor hood above and dishwasher, with further space for a tall fridge freezer. A breakfast bar provides casual seating, while a storage cupboard houses the water tank. The room is finished with vinyl tile-effect flooring and a stable door opening onto the private terrace, making the most of the home's elevated position and outlook.

Sun Terrace

The private raised terrace enjoys far-reaching elevated views. With slip-resistant flooring, wrought iron railings and a spiral staircase leading down to the rear garden, it offers an excellent outdoor seating area and sun trap. This hidden and private space offers a peaceful retreat, perfect for morning coffee, evening drinks or simply enjoying a quiet moment outdoors.

Utility Room

Useful utility fitted with storage cupboards and shelves, stainless steel sink with space for white goods.

Storage Room

Useful room fitted with vinyl tile-effect flooring, lighting and shelving. This provides a practical area for household storage.

Garage

A useful single garage, accessed via an up-and-over door and benefiting from lighting, power points and a consumer unit. The garage also houses the battery for the solar power system and includes a side window, water tap, concrete floor, workbench and fitted shelving, providing practical space for storage, hobbies or DIY. An attic area above with a drop down ladder offers further useful storage.

Rear Garden

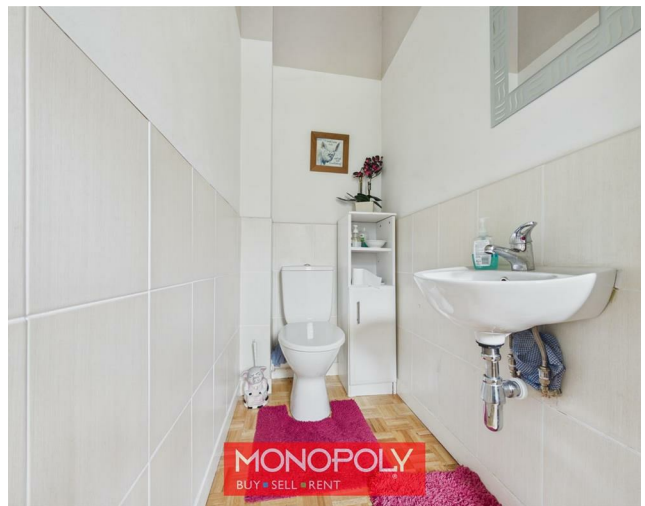


The rear garden is beautifully established and offers a generous Saigon Sunset non-slip porcelain paved patio area, lawned area and mature borders. A true gardener's delight, the garden includes new fencing, wisteria growing against the house, space for a small storage shed, and steps leading down to a vegetable patch and further shed. Two apple trees adds further character to this attractive and private outdoor space.













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(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.

