



Llanefydd, Denbigh LL16 5ET

£450,000

Monopoly Buy Sell Rent is pleased to offer for sale Bryn Uchaf a charming and spacious farmhouse, offering a wonderful blend of character and modern convenience, enjoying open countryside and the rolling Clwydian hills as a backdrop. Upon entering, you are greeted by a welcoming entrance hall, with a large kitchen diner at the heart of the home, a characterful lounge with an Inglenook fireplace, stunning sunroom, home office, useful utility room, and a downstairs WC. A carpeted turned staircase leads you upstairs to the three good-sized double bedrooms, a single bedroom, master bed en-suite and a four-piece fitted family bathroom. Outside, the property is approached via a tarmacked driveway that leads to a spacious courtyard, offering ample off-road parking with a log store and storage shed. A lawned side garden houses the chicken coop and the beautifully rear garden is laid to lawn with a paved patio area, a raised decked area, featuring mature trees and shrubs enjoying stunning views towards Cefn Berain and Moel Famau beyond. This property truly offers a unique combination of space, character and modern amenities making it an ideal family home in a private and peaceful setting.

- Impressive & Well Presented Country Property
- Large Kitchen Diner, Utility & Downstairs WC
- Underfloor Heating to Ground Floor
- Exquisit Rear Garden with Stunning Views
- Four Bedrooms, Bathroom & Master En Suite
- Characterful Lounge and Large Sunroom
- Front Courtyard with Log Store & Storage Shed
- Freehold Property, Council Tax Band E



Entrance Hall

A solid wood front door opens into this useful entrance hall with space to hang your coats and leave your shoes, having tiled slate flooring, lights, and an opening into the kitchen diner.

Kitchen Diner

The slate tiled flooring with underfloor heating continues through into this fabulous dual aspect kitchen diner, fitted with a range of farmhouse style timber fronted units with black marble effect worktops having colourful tiled splashbacks, stainless steel sink with swan neck style mixer tap, integrated dishwasher and two fridges, Stoves electric range cooker with 7 gas burner hob having an extractor hood above. UPVC double glazed windows overlooks the front and the back of the property with a door leading you into the utility room, a glazed door into the sunroom and a turned spindled staircase leads you upstairs.

Lounge

A stunning large lounge with a central Inglenook fireplace housing a log burner with brick surround, slate hearth, and a timber mantle. Two small double glazed uPVC windows with deep sills overlook the front of the property with coved ceiling, solid wood flooring having underfloor heating, timber French doors open to the kitchen diner and uPVC French doors lead you into the sunroom.

Sunroom

A spectacular sunroom built with modular dwarf walls and uPVC double glazed windows with a polycarbonate roof with solid oak flooring, a radiator and wall lights. UPVC French doors lead you out to the rear garden, a glazed uPVC door leads you out onto the patio area, a glazed door opens into the kitchen and French door lead you into the lounge.

Home Office

Fitted with carpeted flooring having built-in storage cupboards & shelves with underfloor heating and a uPVC window looking into the sunroom.

Utility Room

Useful room with underfloor heating and slate tiled flooring having storage units, a black marble effect worktop with stainless steel sink, tiled splashback, and spaces for washing machine, tumble dryer and a tall freezer, housing the oil boiler with a door leading you into the WC and an external door leading you out to the front courtyard.

Downstairs WC

Fitted with a low flush WC with a wall mounted corner sink, slate tiled flooring and a privacy double glazed uPVC window overlooking the side of the property.

Landing

A long-carpeted landing with a storage cupboard, a double airing cupboard, wall lights, two radiators, timber doors leading to all rooms and a uPVC double glazed window overlooking the front of the property.

Master Bedroom

A dual aspect double bedroom with wooden floorboards, space for storage cupboards, radiator, uPVC double glazed windows overlooking the front and the rear of the property with deep sills and a panelled door leads you into the en suite.

Master en suite

Fitted with a three-piece suite comprising a shower unit housing a thermostatic shower, low flush WC and a pedestal sink. Fully tiled walls and tiled flooring, chrome heated towel rail, inset spotlights, shaving plug and extractor fan.

Bedroom 2

A generous double bedroom with carpeted flooring



enough space for storage cupboards a radiator and a double-glazed window overlooking the rear of the property.

Bathroom

An exquisite bathroom fitted with a four-piece suite comprising a bath with tiled panel and a central mixer tap, low flush WC, pedestal sink and a corner shower unit housing a thermostatic shower with fully tiled walls having a decorative border, chrome heated towel rail, downlights, extractor fan, tiled effect flooring, and a large Velux window bringing in natural light.

Bedroom 3

Good-sized double bedroom with carpeted flooring, radiator, space for storage cupboards and a uPVC double glazed window overlooking the rear of the property.

Bedroom 4

A single bedroom with carpeted flooring, a radiator, and a uPVC double-glazed window overlooking the front of the property. Currently used as a hobby room.

Front Courtyard

To the front of the property is a large, tarmacked courtyard providing parking for 6 or more vehicles with a log store, storage shed and a blocked paved pathway leading you to the front door and to timber gates down either side of the property giving access to the rear garden.

Side Garden

To the side of the property is a small lawn area housing the chicken coop and the oil tank, enjoying stunning views of the surrounding open countryside.

Rear Garden

A southerly facing rear garden mostly laid to lawn with a raised decking area, a paved patio area, with

mature trees, shrub borders and stunning views of open countryside towards Cefn Berain and the Clwydian hills beyond, all bounded by timber fencing.

Additional information

The property benefits from oil central heating with double glazed windows throughout. The whole of the downstairs, apart from the sunroom, enjoys underfloor heating with radiators upstairs, LPG gas bottles for the cooker hob, mains water, mains electricity and a septic tank.



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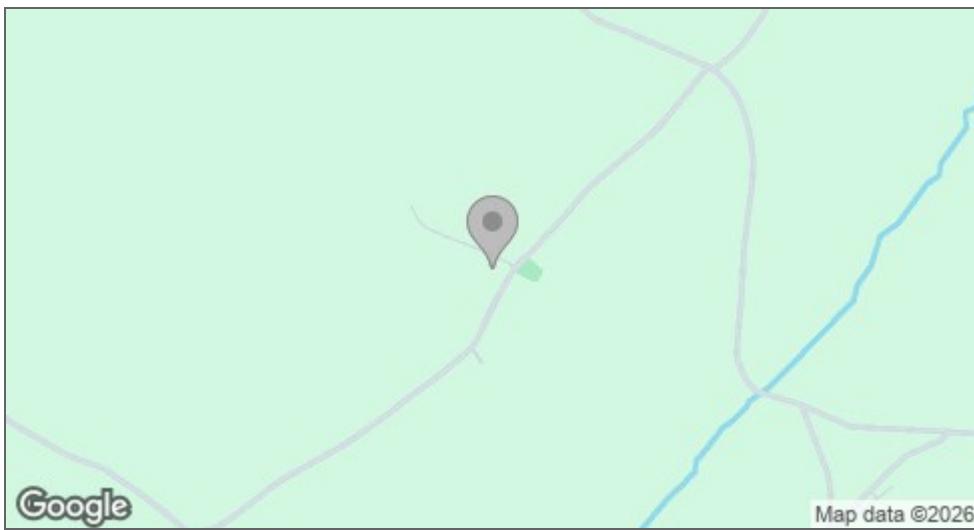
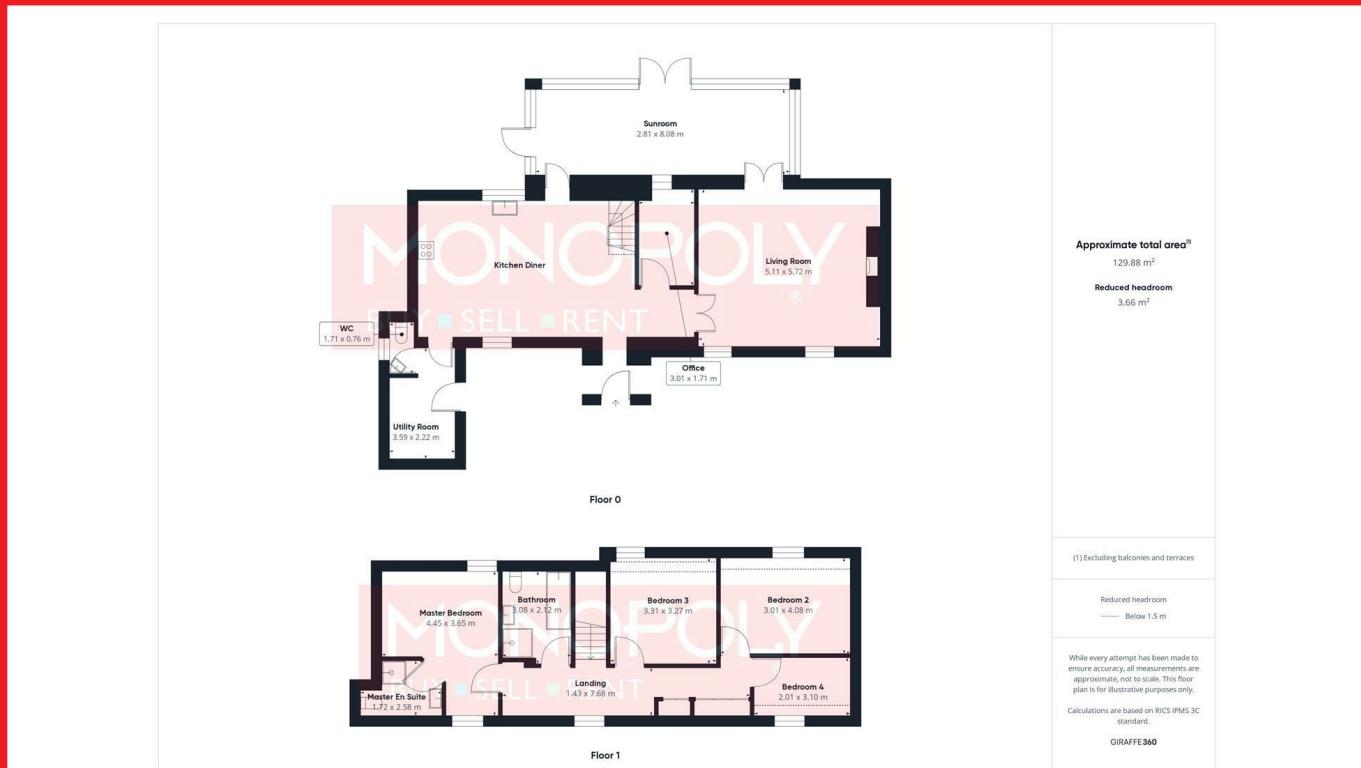


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			39
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating			
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			
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(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.

