



## Tan Y Gwalia, Denbigh LL16 3NN

£320,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this charming period home. The property successfully combines character features the modern comforts, set just a short distance from Denbigh town centre, local amenities, and the historic Denbigh Castle. The property offers spacious living throughout, with elegant sash windows, coved ceilings, and stylish flooring. A true highlight is the impressive walled garden, complete with fruit trees, vegetable patches, greenhouse and a summer house - a private haven with room to grow. With planning in place for parking and easy access to surrounding countryside walks, this home beautifully balances town convenience with a tranquil setting.

- Detached Stone House
- Extensive Walled Garden
- Denbigh Castle
- 3 Spacious Double Bedrooms
- Nearby Local Amenities
- Freehold
- Within Walking distance of the Town Centre
- Beautiful Views of the Vale of Clwyd
- Council Tax Band: F



## Entry Hallway

5.47 x 1.12 (17'11" x 3'8")

A welcoming vestibule with stylish butcher tile flooring, coat hooks, and a window above the front door. A secondary door opens to the main hallway, featuring elegant herringbone wooden flooring, under-stair storage, and access to the dining room, lounge, and turnaround staircase to the first floor.

## Lounge

5.45 x 3.49 (17'10" x 11'5")

A bright dual-aspect lounge with engineered oak flooring, deep-silled, double glazed sash windows overlooking the garden and rear, and a charming log burner with a wooden mantle surround. Coved ceilings, two radiators, and built-in bookshelves add warmth and character.

## Kitchen

2.75 x 3.32 (9'0" x 10'10")

Practical and light, with tiled flooring, white cabinets, tiled splashback, and a double-glazed UPVC window. A radiator ensures comfort, while the layout maximizes efficiency.

## Dining Room

4.01 x 3.78 (13'1" x 12'4")

An inviting space with herringbone wooden flooring, deep-silled, double glazed sash windows, and a seamless flow to both kitchen and living areas — perfect for family meals or entertaining.

## Utility Room

2.20 x 2.00 (7'2" x 6'6")

With butcher tile flooring and a fitted unit with stainless steel sink, this utility offers space for appliances, a tall fridge-freezer, and additional pantry storage. Access to the rear garden and wooden shed via a back door that features a cat flap with a double glazed UPVC window overlooking the rear.

## Master Bedroom

3.30 x 4.78 (10'9" x 15'8")

Spacious and light-filled with two double glazed sash windows, deep sills, coved ceiling, and plush carpet underfoot. Comfort and elegance combined.

## Bedroom 2

3.95 x 3.64 (12'11" x 11'11")

A generous double bedroom with soft carpeting, a double glazed sash window, drop-down light fixture, and radiator — a cosy retreat.

## Bedroom 3

2.87 x 3.52 (9'4" x 11'6")

A charming double room with sloped ceiling, carpeted flooring, double glazed sash window, radiator, and wooden door to the landing — ideal as a bedroom or versatile guest space.



## WC

1.63 x 1.04 (5'4" x 3'4")

Practical guest cloakroom with vinyl tile flooring, toilet, small sink with tiled splashback, wall vent, pull-cord light, and corner shelving.

## Bathroom

2.85 x 2.24 (9'4" x 7'4")

Finished with tiled flooring and partially tiled walls, this stylish bathroom includes a bath with waterfall shower, marble-topped vanity with inset sink, toilet, radiator, wall heater, and built-in storage with airing cupboard. Obscure glazed window for privacy.

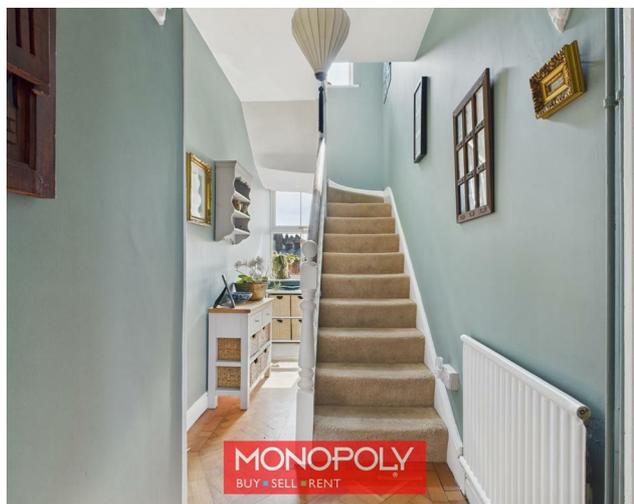
## Garden

A delightful outdoor haven with fruit trees, vegetable patches, a greenhouse, and summer house. Defined by stone walls and wooden fencing with a pathway around the boundary. A personal set of steps lead to Love Lane allowing for ease of access to the property.

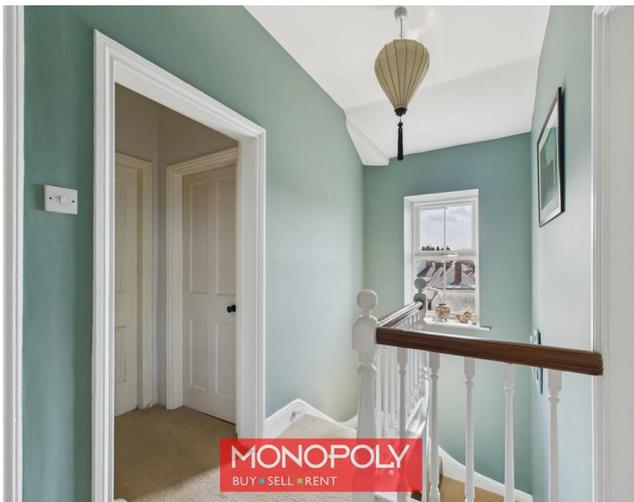
## Parking

Planning permission was granted in 2010 for parking within the boundary walls (Ref: 01/2010/0404). This has now lapsed, but any prospective buyer may consider reapplying for a similar planning to create parking within the boundary walls. There are also existing shared parking spaces located opposite the front gate.









# MONOPOLY

BUY ■ SELL ■ RENT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		57	
(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.

