



## Tan Y Fron, Bylchau, Denbigh LL16 5LY

### £225,000

Monopoly Buy Sell Rent are pleased to offer for sale this deceptively spacious and versatile two-bedroom home, set in the rural hamlet of Clwt near Bylchau in North Wales. The property offers a generous kitchen diner, a well-proportioned lounge, two bedrooms, a modern shower room, useful utility space, ample storage throughout and a large tarmac driveway, while outside the enclosed garden enjoys lawned and slate seating areas with open farmland to the rear.

Enjoying a peaceful countryside setting, Clwt is close to Bylchau, a small hamlet around five miles south-west of Denbigh at the junction of the A543 and A544, giving access into Denbigh, Llansannan and the wider North Wales road network. The area is well suited to those seeking a quieter lifestyle, with scenic rural surroundings and easy reach of beauty spots including Clocaenog Forest, Llyn Brenig and the walking routes around the Hiraethog area.

- Freehold
- Two Bedroom Detached
- Bright & Airy
- EPC E
- Open Concept Kitchen Lounge
- Ample Off Road Parking
- Rural Hamlet Location
- Beautiful Views
- Excellent Storage Options



## Driveway

A large shared tarmac driveway to the front provides ample off-road parking and gives the property a practical and welcoming approach.

## Entry Hallway

The entrance hallway is finished with wood effect laminate flooring and offers built-in storage along with doors leading to the shower room and kitchen diner. A composite front door with frosted double glazed side panels allows in natural light, while an electric heater is positioned above the door. Stairs lead down to a carpeted lower hallway with access to both bedrooms and additional storage, and there are also two useful overhead storage areas.

## Lounge

The lounge is a generous and versatile reception room, finished with carpet and enjoying an elevated feel with three double glazed windows to the front and a further window overlooking the garden. The room also benefits from two storage heaters, a stainless steel sink, loft access hatch and an electric heater above the door.

## Kitchen Diner

A spacious and well laid out kitchen diner fitted with charcoal grey cabinetry and wood effect worktops, creating a smart contemporary feel. The room benefits from wood effect laminate flooring, an induction hob with extractor above and oven below, integrated dishwasher, and ample space for a large dining table and chairs. With two double glazed windows to the rear and one to the front, the room enjoys plenty of natural light, while downlights and a storage heater complete the space. Carpeted stairs rise to the lounge.

## Rear Hallway

Finished with wood effect flooring, the rear hallway links the lounge to the WC/utility and provides access to two storage cupboards. Twin glazed patio doors open directly to the rear garden, helping to connect the indoor and outdoor space.

## WC/Utility

A useful and practical room fitted with tiled flooring, cream cabinetry and a wood effect worktop, with space below for a washer and dryer.

## Master Bedroom

The principal bedroom is a comfortable double room with fitted carpet, storage heater, two double glazed windows to the side and a further double glazed window to the front, creating a bright and airy space.

## Bedroom 2

Bedroom two is also carpeted and benefits from a double glazed rear window, storage heater and loft access hatch, making it an ideal guest room, child's bedroom or home office.



## Shower Room

The shower room is stylishly finished with stone effect tiling and fitted with a wide shower tray with electric shower above, WC and wash hand basin with storage beneath. A modern wall mounted mirror, chrome towel radiator, built-in wooden shelving and loft access hatch complete the room.

## Garden

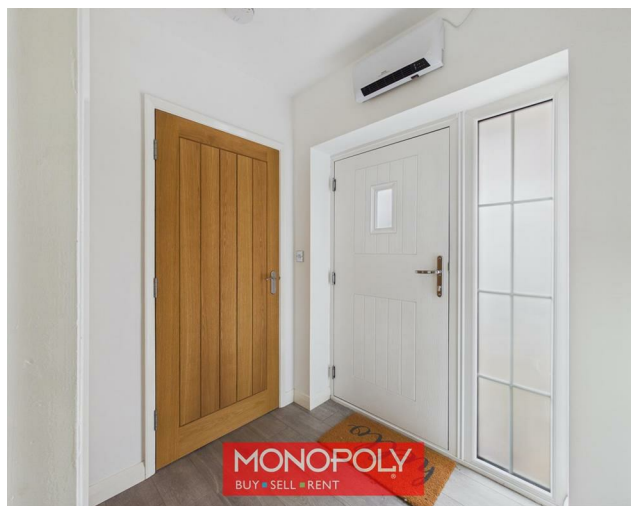
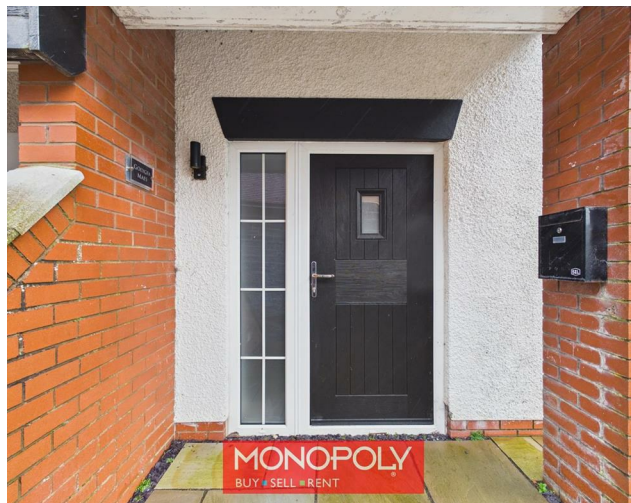
The garden offers an enclosed and low maintenance outdoor space with a lawned area and a slate chipping seating section accessed via the patio doors. Slate gravel wraps around the rear of the property, while tall wooden fencing separates the neighbouring boundaries. To the rear, a double fence provides separation from the agricultural field beyond, giving the garden a pleasant sense of privacy.

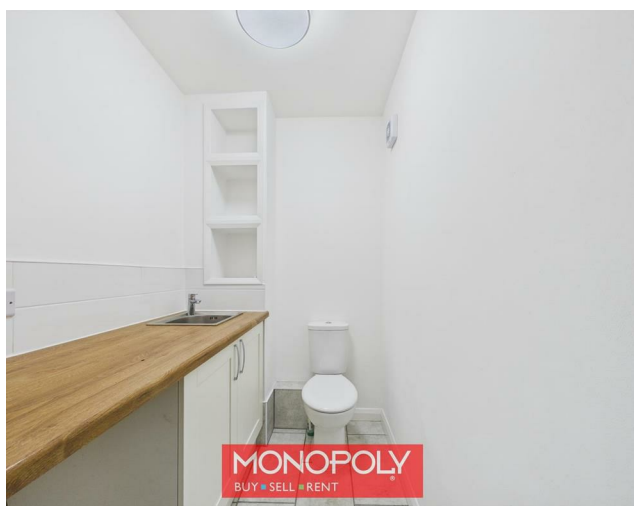
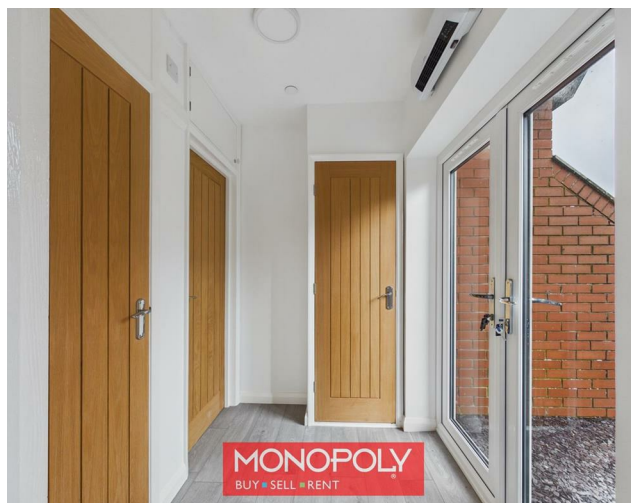
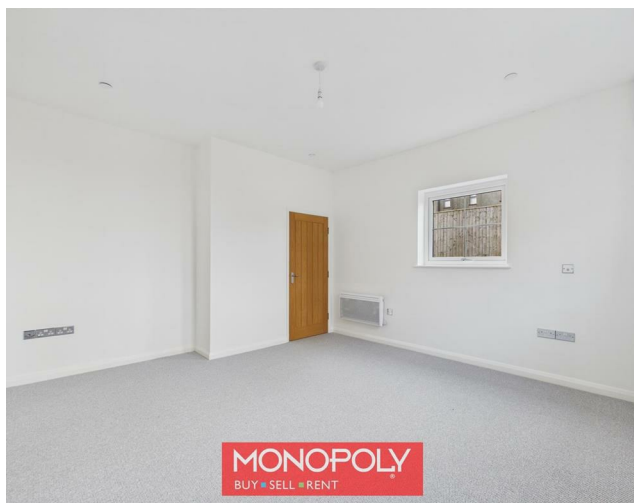
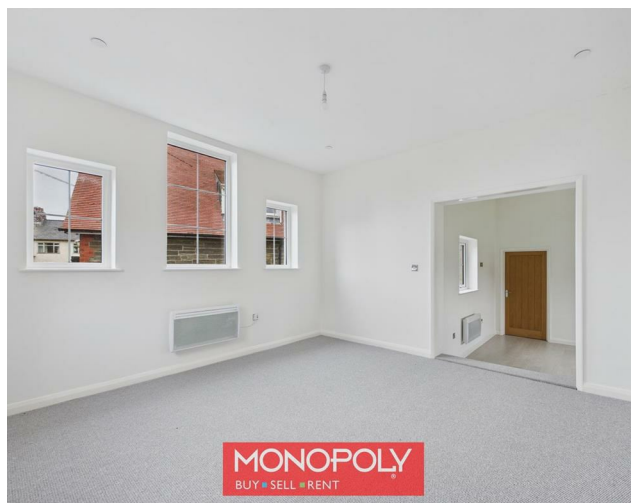
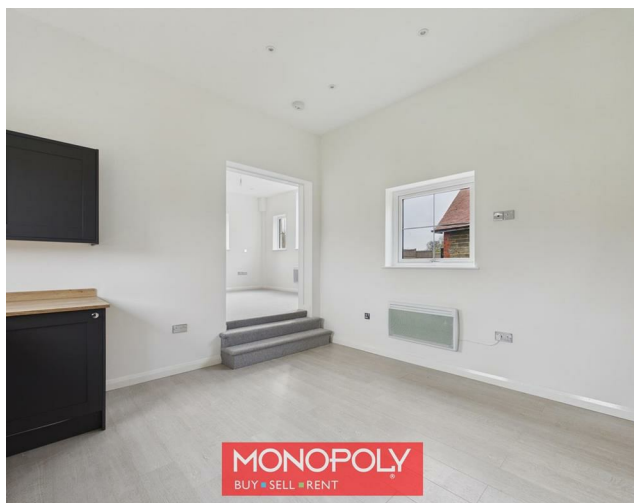
## Disclaimer

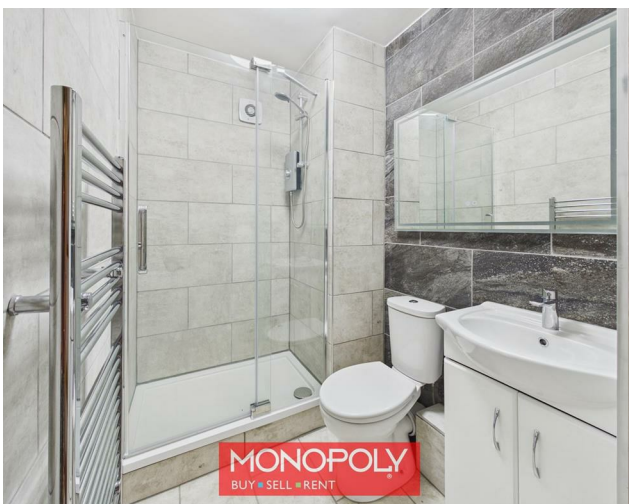
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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their 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 details must therefore be taken as a guide only.

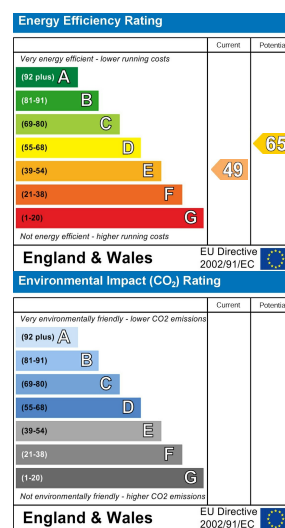
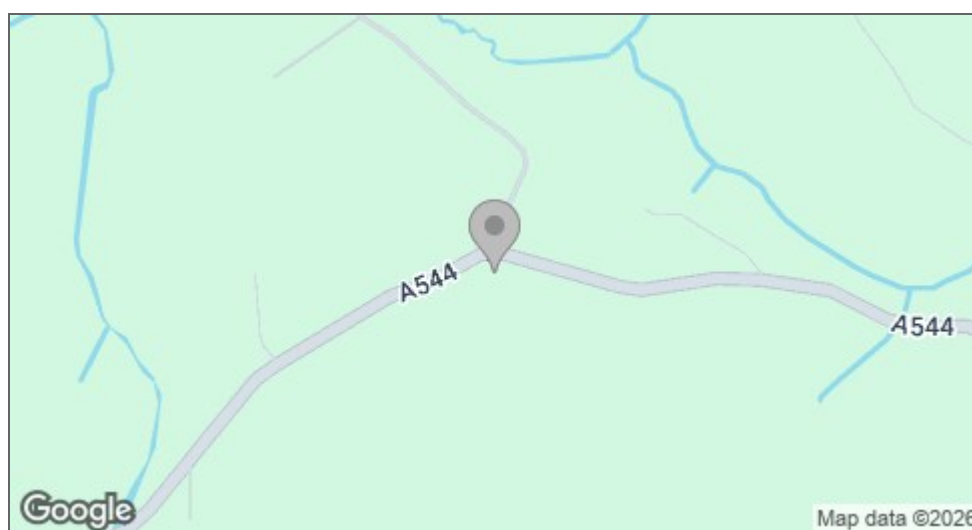
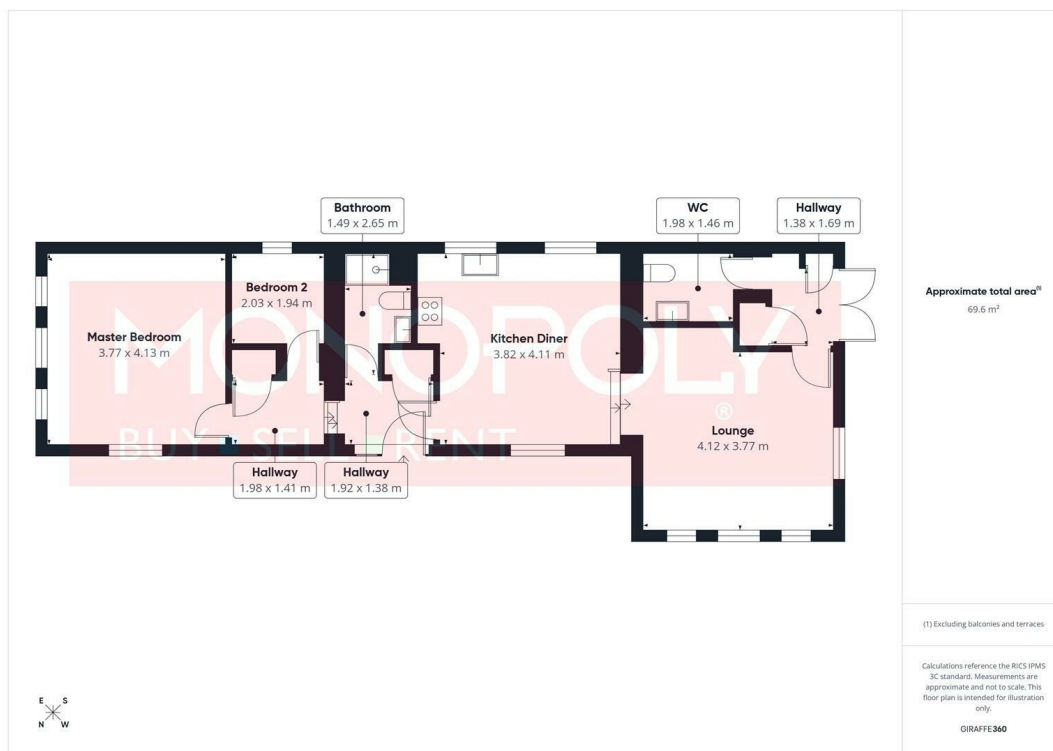












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