



Nantglyn Road, , Denbigh LL16 4ST

£399,950

MONOPOLY BUY SELL RENT are pleased to offer for sale Manora, a unique and characterful detached stone residence dating back to the early 1900s, enjoying breathtaking panoramic views towards Moel Famau and Moel Arthur. Rich in original features and offering versatile family accommodation, this impressive home boasts four bedrooms, two reception rooms, a conservatory, spacious kitchen with original pantry, utility room with WC, and a charming south-east facing cottage garden, complemented by outbuildings, a double garage and private driveway. Facing east, the house enjoys beautiful morning sunshine and stunning sunrises over Moel Famau. Ideally located, the property is just a short 10-minute walk from the town centre, close to wonderful countryside walks and within easy reach of the historic Denbigh Castle. A rare blend of countryside charm and convenience.

A truly individual home, Manora beautifully combines period charm with practical family living. With generous room proportions, stunning views and a flexible layout throughout, this timeless residence offers a rare opportunity to acquire a distinctive home in an enviable setting, perfect for those seeking character, space and lifestyle.

- Detached Stone-Built Home
- Four Bedrooms & Modern Bathroom
- Large Sunny Aspect Conservatory
- Double Garage & Driveway
- Original Features Throughout
- Early 1900s Character Property
- Two Reception Rooms with Fireplaces
- Pantry, Utility & WC
- South-East Facing Cottage Garden
- Spectacular Clwydian Range Views



Entrance Hallway

A welcoming and spacious entrance showcasing the property's character from the outset, featuring the original front door with decorative handle, high ceilings, coving and dado rail detailing. Finished with Karndean flooring, a radiator, and a spindle staircase rising to the first floor, with original internal doors leading to the principal rooms.

Lounge

A beautifully proportioned reception room enjoying a large bay window with spectacular countryside views. The room is centred around a restored original fireplace with wooden mantle, complemented by picture rails, coving and a side window allowing additional natural light.

Dining Room

A second generous reception room featuring an original stone fireplace with tiled hearth incorporating a charming shamrock motif and an open Jetmaster fire. A bay window again frames the stunning views, while built-in cupboards, picture rail and patio doors leading to the conservatory enhance both practicality and appeal. A door provides direct access to the kitchen.

Conservatory

A spacious and light-filled addition with tiled flooring, dwarf walls and full glazing, perfectly positioned to enjoy its south-east facing aspect. French doors open out onto the garden, creating an excellent space for entertaining or quiet enjoyment.

Kitchen

Fitted with an attractive range of oak wall and base units with stone-effect worktops and Karndean tiled flooring. The kitchen includes a stainless steel sink, LPG gas hob with extractor above, eye-level electric oven, tiled splashbacks and space for a tall fridge freezer and dishwasher. Doors lead through to the utility & WC, pantry and rear garden.

Utility Room & WC

A practical and well-equipped space with matching flooring, housing the oil boiler and large water tank. Includes a low flush WC, vanity unit, plumbing for washing machine, shelving and additional storage, along with a rear-facing window.

Pantry

A useful and traditional pantry space providing excellent additional storage, perfectly suited to a busy household.

Landing

A spacious landing with original spindle staircase, painted period doors to all rooms, and a side window allowing natural light to flood in. Carpeted with radiator and loft access, maintaining the home's character throughout.



Master Bedroom

A superb dual-aspect double bedroom enjoying breathtaking views across the Clwydian Range. Carpeted with radiator and offering direct access to Bedroom 4, providing flexibility for use as a dressing room or potential en-suite.

Bedroom 2

A generous double bedroom with dual aspect windows capturing the surrounding countryside, complete with built-in cupboard, radiator and carpeted flooring.

Bedroom 3

A charming double bedroom featuring a unique curved wall to the window, adding character and individuality. Carpeted with radiator and space for freestanding storage.

Bedroom 4

Currently utilised as a dressing room, this versatile space was originally a bedroom and could easily be reinstated or adapted to create an en-suite to the master. Features include a front-facing window with stunning views, radiator and storage potential.

Bathroom

A modern three-piece suite fitted by A&J, comprising a vanity unit with sink, low flush WC and a walk-in shower with thermostatic controls. Fully tiled walls, chrome towel rail and a rear-facing window complete the space.

Outside

To the front, an attractive wrought iron fence with a gate and a composite ramp leading to the entrance, bordered by charming cottage-style planting and a concrete pathway that wraps neatly around the home. The property sits within a delightful south-east facing cottage garden, enjoying a high degree of privacy and a wonderfully peaceful setting. The garden is well-stocked with mature planting, complemented by a sunny patio area ideal for outdoor seating. A traditional red brick outbuilding with three timber doors provides useful, versatile storage. To the side, a driveway offers ample off-road parking and leads to a substantial double garage having power and lights and large timber sliding doors.



MONOPOLY

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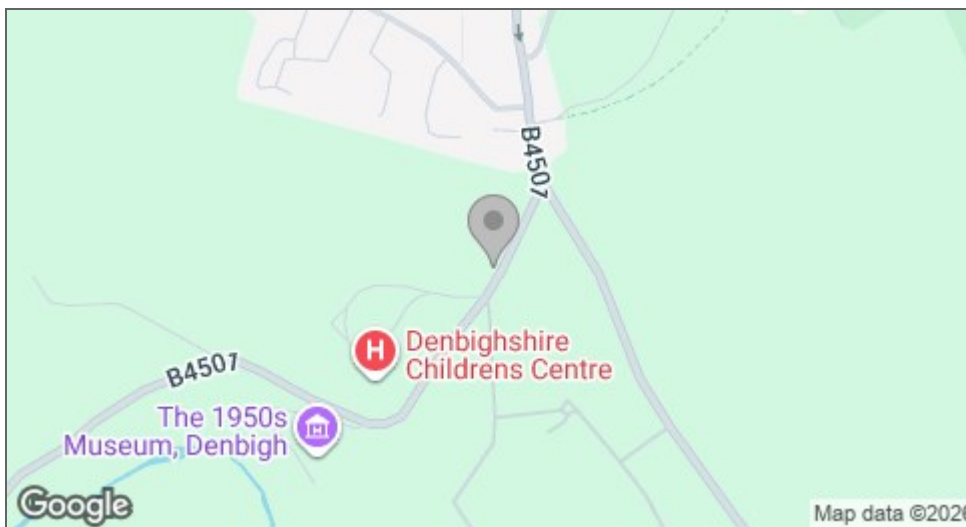
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 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		
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Not environmentally friendly - higher CO ₂ emissions		
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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.

