



Llandyrnog, Denbigh LL16 4HE

£167,500

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented and characterful property at Olivers Row, offering deceptively spacious accommodation with modern touches and a practical layout. The property benefits from an air source heating system, a cosy lounge with log burner, kitchen, dining room with twin doors to the rear garden, two double bedrooms, bathroom, low-maintenance rear garden and garage. With a block paved rear garden, useful storage, and attractive features throughout, this is a lovely home suited to first-time buyers, downsizers or those seeking a manageable property with charm!

- Freehold
- Two Double Bedrooms
- Village Location
- EPC E
- Spacious Reception Rooms
- Local Amenities Nearby
- Council Tax Band D
- Low Maintenance Garden
- Garage with Off-Road Parking



Front Garden

The property is approached through a pleasant front garden, with a stone wall bordering a raised grass lawn. A block paved path with steps leads to the front door, alongside a useful bin store area. Just before the entrance, there is access to a lockable store cupboard housing elements of the air source heating system.

Lounge

A welcoming lounge with laminate flooring, a radiator and a stone-built fire surround with slate hearth and inset multi-fuel burner, creating an attractive focal point to the room. A PVC front door with an obscure glazed panel opens into the space, with a double-glazed window to the front allowing natural light. A wooden door leads through to the hallway, while carpeted stairs rise to the first floor.

Kitchen

The kitchen is fitted with grey cabinetry, speckled stone-effect worktops and tiled splashbacks. There is an oven with a four-burner electric hob and matching extractor hood above, along with an integrated dishwasher and space for a fridge freezer. Tiled flooring continues throughout, and a PVC door opens to the rear garden.

Dining Room

A separate dining room with tiled flooring, radiator and wall-mounted light fixtures. Double glazed twin doors open directly onto the rear garden, making this a bright and practical space for dining or entertaining.

Store Room

A useful store room with tiled flooring, thermostat and a small condenser tank for the air source heating, offering practical additional storage and housing for a washer/dryer.

Landing

The landing provides access to both bedrooms and the bathroom in addition to the loft with a pull-down ladder and light. Carpeted stairs lead down to the lounge, finished with a wooden bannister and handrail.

Master Bedroom

A double bedroom positioned to the front, with dormer double glazed window, radiator and built-in shelving within the eaves, making good use of the space.

Bedroom 2

A second double bedroom with Velux window to the rear, radiator and built-in eaves storage.

Bathroom

The bathroom is finished with tiled flooring and tiled walls, comprising a toilet, hand basin and bath with glass screen and electric shower overhead. Additional features include a Velux window to the rear, inset mirror within the wall tiles, built-in cupboard, wall-mounted fan heater and radiator.



Rear Garden

The rear garden is block paved for ease of maintenance, with raised brick-built gravel beds containing mature foliage along the rear and side boundaries. The air source heating fan is also positioned externally.

Garage

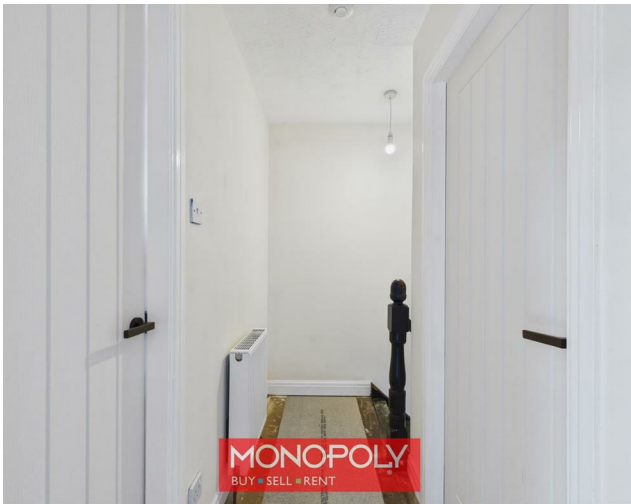
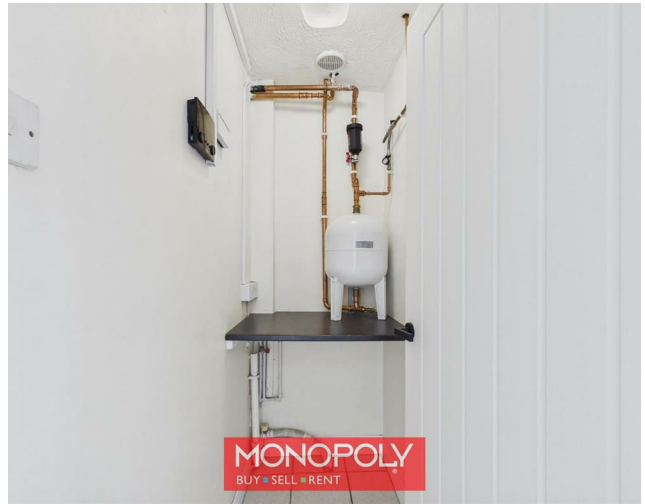
The garage has concrete flooring, breeze block walls, a window to the rear and wall-mounted wooden cabinetry, providing useful storage or workspace.

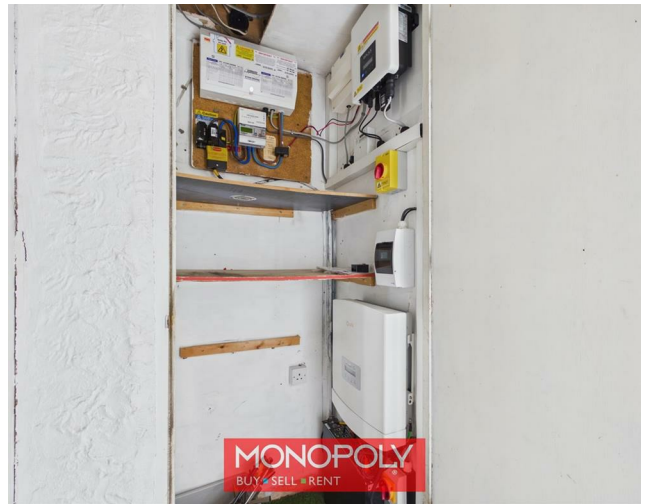
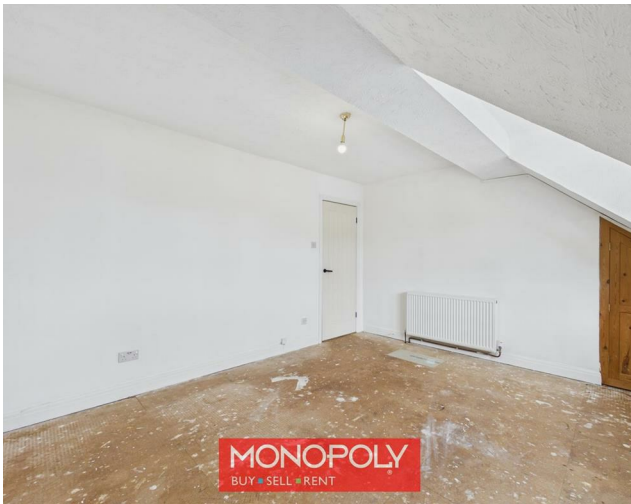
Parking

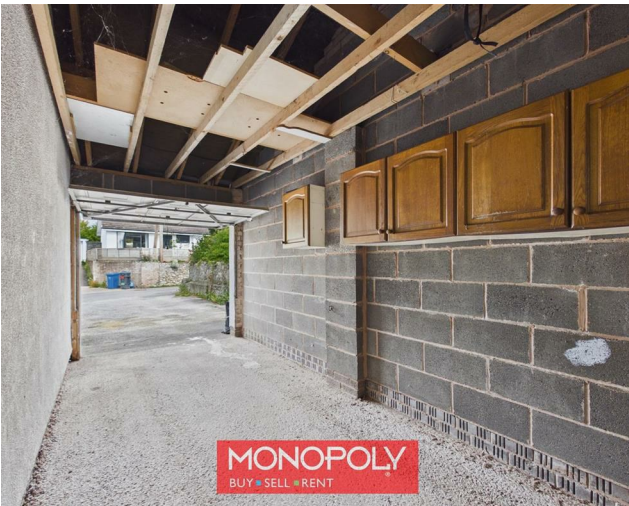
Off-road parking is available directly in front of the designated garage.

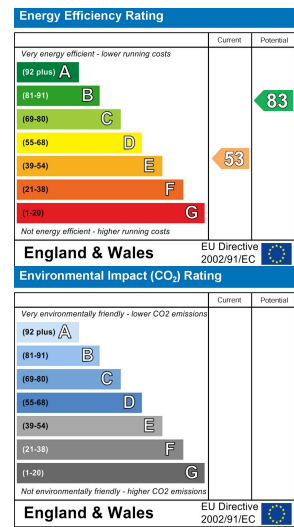












MONEY LAUNDERING REGULATIONS 2003

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.

