



## Pont Y Bedol, Llanrhaeadr, Denbigh LL16 4NF £170,000

MONOPOLY BUY SELL RENT are pleased to offer, for sale, this well-presented property located in the desirable village of Llanrhaeadr, North Wales. Within walking distance of the village shop and primary school, the home is also ideally positioned for enjoying the surrounding countryside and scenic walks. The accommodation includes a welcoming lounge, a fitted kitchen with access to a back porch and boiler room, two double bedrooms, and a well-appointed shower room. Externally, the property benefits from a tarmac driveway, enclosed garden space, and a practical pathway providing access around the home, making it a comfortable and low-maintenance choice in a popular rural setting.

- Off Road Parking
- Two Double Bedrooms
- Walking Distance to Local Amenities
- Semi-Detached Bungalow
- Quiet Village Location
- Countryside Surroundings
- EPC D
- Council Tax Band C
- Freehold



## Driveway

To the front of the property, a tarmac driveway provides off-road parking and is attractively bordered by low stone walls. One side is finished with slate chippings, while the other features a gravel border, creating a neat and low-maintenance approach.

## Vestibule

The vestibule is carpeted and provides a welcoming entrance, featuring a UPVC front door with obscure glazed detailing. A useful storage cupboard houses the panel box, and an obscure glass internal door leads through to the lounge.

## Lounge

The lounge is a comfortable, carpeted living space with a double-glazed window to the front elevation. It features a stone fire surround with an inset nook and an electric fireplace, with a disconnected gas line in place for potential future use. Access is provided to both the vestibule and the central hallway.

## Kitchen

The kitchen is fitted with vinyl tile-effect flooring and wooden cabinetry complemented by wood-effect worktops. There is space for three standard under-counter appliances, along with a designated gap for a freestanding oven and hob unit. Additional features include a tiled splashback, radiator, airing cupboard, and a double-glazed window overlooking the side of the property, with doors leading to the hallway and back porch.

## Hallway

The hallway is carpeted and acts as the main circulation space, providing access to the lounge, kitchen, both bedrooms, and the shower room. It includes a loft access hatch and benefits from a textured window positioned above the bathroom area, allowing additional natural light.

## Master Bedroom

The master bedroom is a spacious double room, carpeted throughout and fitted with a radiator. A double-glazed window overlooks the front of the property, with access directly from the hallway.

## Bedroom 2

The second bedroom is also a carpeted double, featuring a radiator and a double-glazed window to the rear, providing a quiet and comfortable sleeping space accessed from the hallway.

## Shower Room

The shower room is well appointed with wood-effect laminate flooring, fully tiled walls, and a PVC-panelled ceiling. It includes a WC, a large hand basin, and a generous shower enclosure with a sliding glass door, wall-mounted shower unit, mobility handle, and integrated shower seat. An obscure double-glazed window to the rear ensures privacy, while a chrome towel point completes the space.

## Boiler Room

The boiler room is finished with vinyl tile-effect flooring and houses the boiler along with additional shelving, offering practical storage.



## Porch

The back porch features butcher tile flooring and a wooden rear door, providing access between the kitchen and boiler room and serving as a functional transition to the exterior.

## Garden

The garden includes a slab-paved seating area that is clearly defined and separated from neighbouring properties and the adjoining path by wooden fencing. A concrete pathway runs around the property, providing convenient access from the front door through to the rear door.



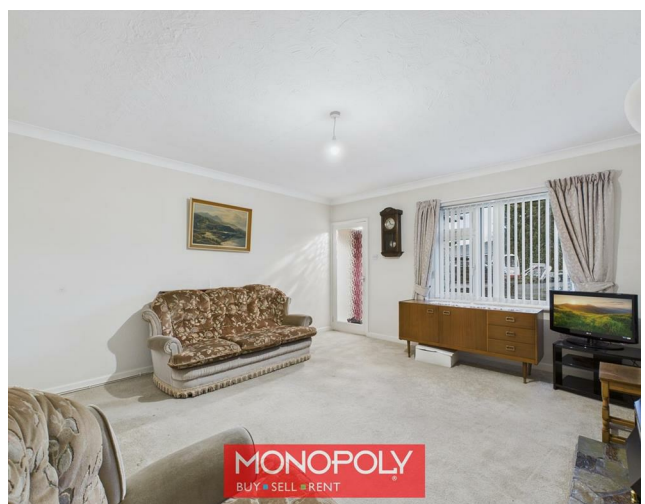
# MONOPOLY

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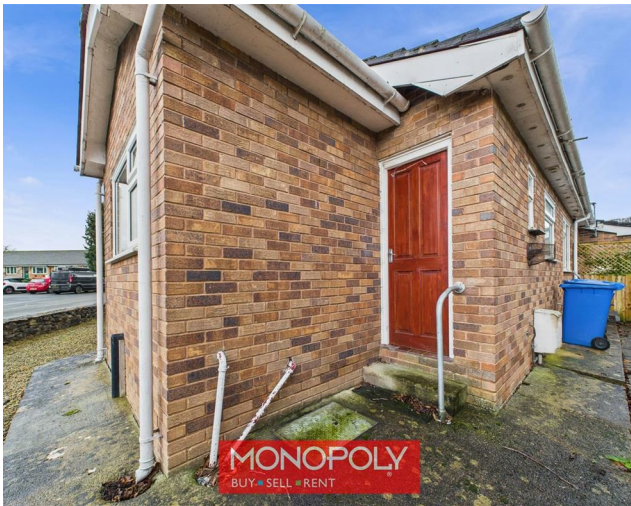
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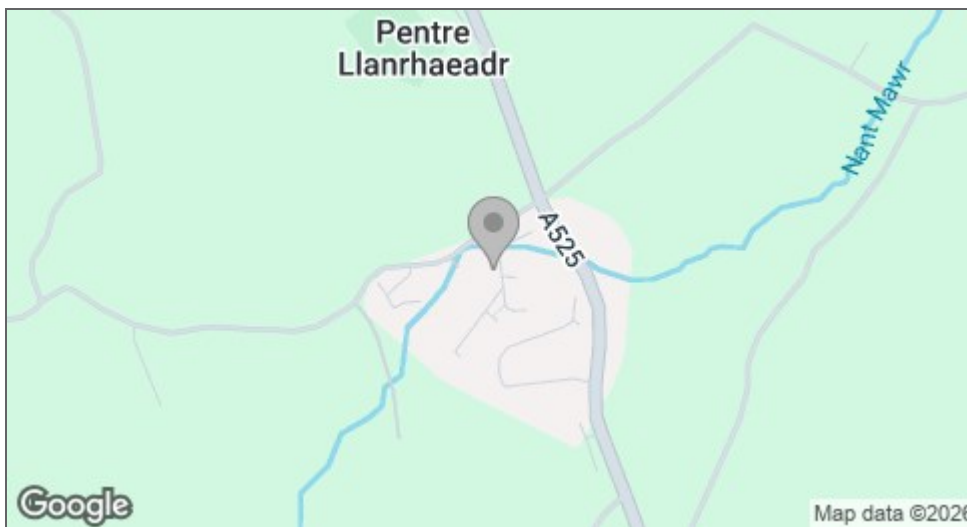
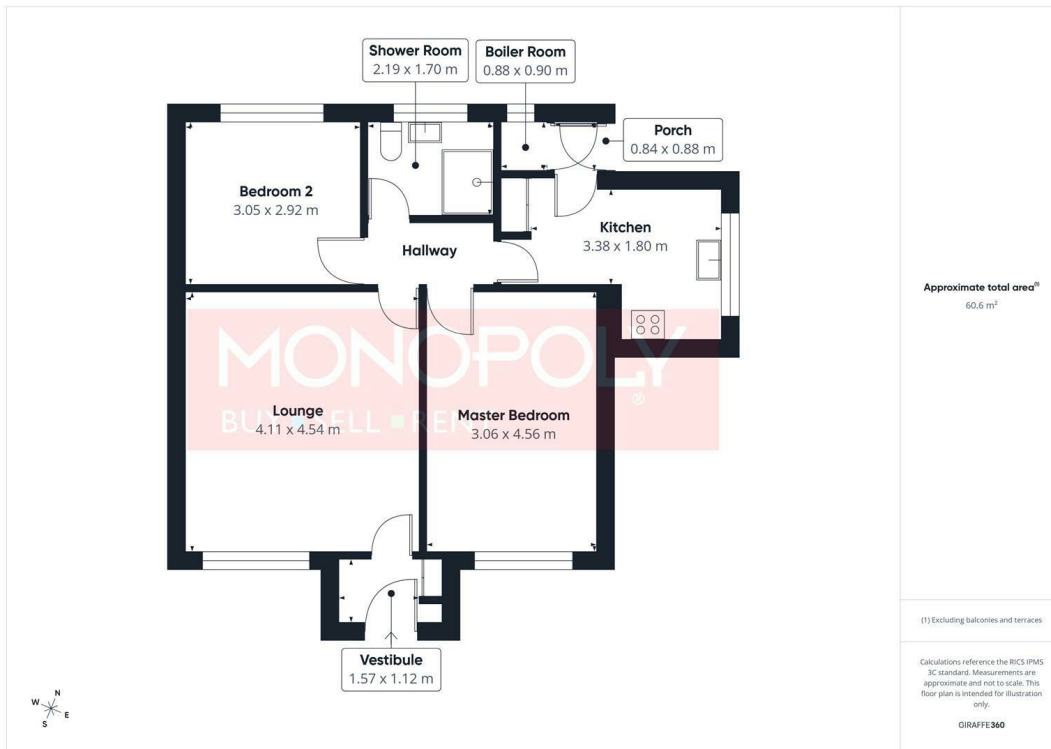
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 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.

