



## Mold Road, Denbigh LL16 4DN

**£360,000**

Monopoly Buy Sell Rent are pleased to offer for sale this superbly located detached stone cottage offering huge opportunity for investors or those wishing to take on a project. Nestled in the foothills of the Clwydian Range in the quaint village of Bodfari on the A541 road with good road links and a bus stop nearby. The property is in need of modernisation with two reception rooms having working fireplaces and an open plan kitchen diner and stairs lead you down to the cellar. The first floor offers four double bedrooms and a large bathroom. Externally to the front of the property is a driveway and a lawned garden, to the rear is a lengthy garden with outbuildings, currently in need of clearance however offers a great space with stunning views. Offered for sale with NO ONWARD CHAIN!

- Detached Four Bedroom Stone Cottage
- Driveway with Outbuildings to the Rear
- In Need of Modernisation
- Freehold Property, Council Tax Band D
- Two Reception Rooms & a Kitchen Diner
- Lengthy Rear Garden with Views
- Great Renovation Opportunity
- Offered For Sale with No Onward Chain



## Hallway

A timber front door opens into the hallway, having tiled flooring, wood panelling on the wall, beams on the ceiling and stairs leading you up to the first floor.

## Kitchen Diner

3.65 x 5.80 (11'11" x 19'0")

An open-plan dual aspect room with an open arch separating the kitchen and the dining area. The kitchen is fitted with a range of wooden units with a complementary worktop having spaces for an electric oven and washing machine with stainless steel sink, tiled splashbacks, tiled flooring, and a window overlooking the rear of the property. The dining area has wood effect laminate flooring, a radiator and a sash window overlooking the front.

## Lounge

5.80 x 2.91 (19'0" x 9'6")

A cosy dual-aspect lounge with an open central fireplace having a cast iron effect surround, timber mantle and slate hearth, wood laminate flooring, beams on the ceiling, a radiator and a sash window overlooking the front of the property and a further window overlooking the side.

## Parlour

4.52 x 3.31 (14'9" x 10'10")

A dual aspect parlour fitted with a central stone inglenook fireplace having a slate hearth and two windows bringing in natural lights overlooking either side of the property.

## Landing

A carpeted landing with radiator, a hatch gives access to the loft, and doors lead you into all rooms.

## Bathroom

3.61 x 2.56 (11'10" x 8'4")

A spacious four-piece bathroom fitted with a large shower cubical housing an electric shower, deep bath with shower mixer tap, pedestal sink and a low flush WC. With tiled effect vinyl flooring, part tiled walls and a privacy glazed window overlooking the rear.

## Master Bedroom

4.92 x 3.77 (16'1" x 12'4")

A generous bedroom with a barn door, floorboards, radiator, a hatch gives access to the loft and a window overlooks the side of the property.

## Bedroom 2

3.60 x 3.07 (11'9" x 10'0")

A double bedroom having carpeted flooring, a radiator, and a sash window overlooking the front of the property.



### Bedroom 3

3.06 x 2.93 (10'0" x 9'7")

A double bedroom having carpeted flooring, a radiator, and a sash window overlooking the front of the property, currently used as a storage room.

### Bedroom 4

2.93 x 2.58 (9'7" x 8'5")

A double bedroom having carpeted flooring, a radiator, and a window overlooking the side of the property.

### Front Garden

To the side of the property wrought iron gates opens to the tarmac driveway providing parking for a vehicle with tall timber gates opening to the rear garden and a pathway leading you to the front garden and front door. The front garden has lawn area with stone walling wither side and privacy hedging to the front.

### Rear Garden

To the rear of the property is a generous garden with a tarmacked area having several outbuildings, housing the newly fitted oil tank and boiler with undercover storage areas as well. A lawned area extends up the hill with mature fruit trees and shrubs enjoying stunning views over Bodfari and the open countryside.

### Cellar

4.93 x 3.63 (16'2" x 11'10")

Steps lead down to this spacious cellar with the original old slate slab to keep the meats and butter cold and a little window bringing in lights from the ground level.









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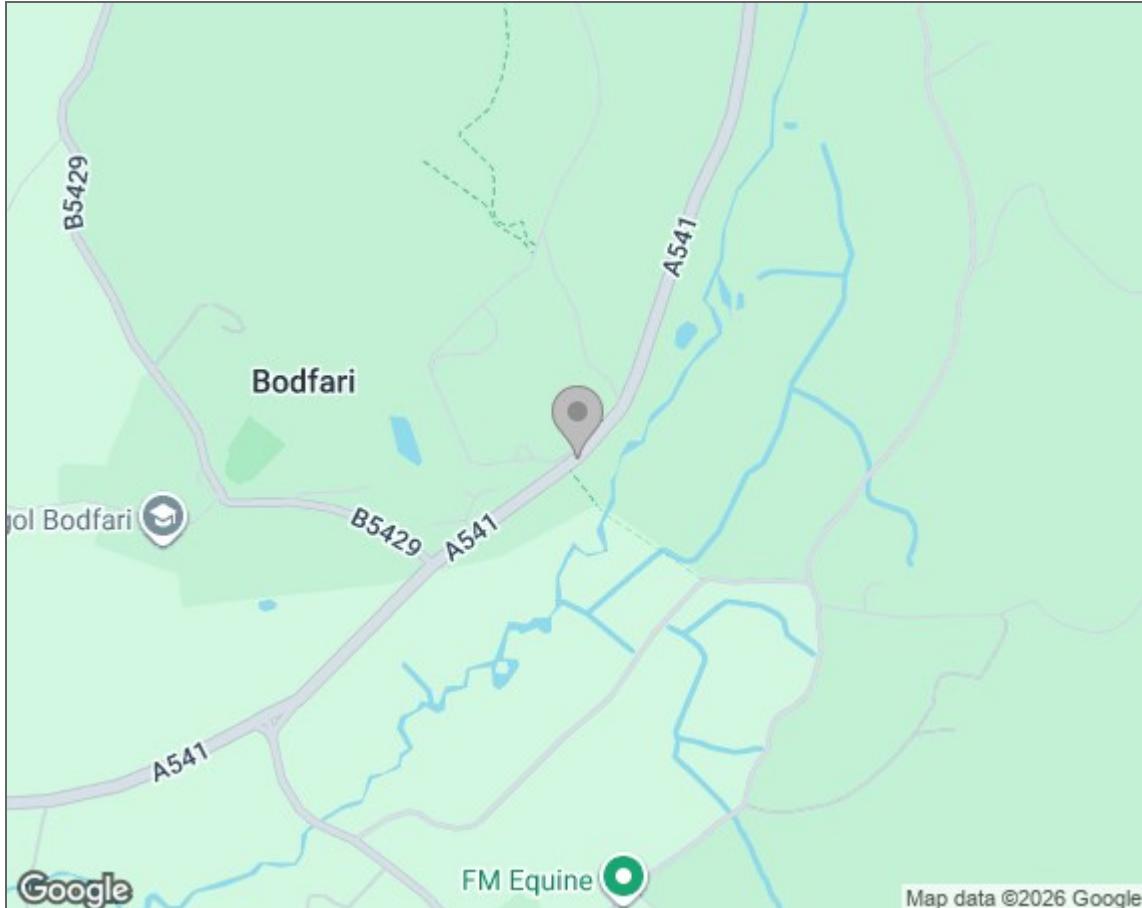
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		41
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.

