



Nantglyn, Denbigh LL16 5PL

£185,100

Monopoly Buy Sell Rent is pleased to offer for sale this charming two-bedroom character cottage with modernisation potential in a picturesque rural setting. Situated in the heart of a sought-after countryside village, just under five miles west of Denbigh, this deceptively spacious two-bedroom cottage offers exciting scope for modernisation and personalisation. The accommodation comprises a sunny aspect entrance porch leading into a hallway, a spacious lounge with an inglenook feature fireplace, a kitchen/dining room, ground floor bathroom, and a generous side porch/utility area. Upstairs, the landing gives access to two double bedrooms, one of which benefits from an en-suite cloakroom. Outside, the property features a driveway with parking for two vehicles and enclosed gardens to the side, complemented by mature flower borders and established hedging, offering a private and tranquil outdoor space. Offered for sale with no onward chain.

- Quiet Village Location
- Two Double Bedrooms
- Could Benefit from Renovation
- Freehold Property
- Character Cottage
- Driveway & Garden
- No Onward Chain
- Council Tax Band D



Conservatory

2.12 x 2.40 (6'11" x 7'10")

This double-glazed conservatory serves as a welcoming front entrance to the property. It features tile-effect vinyl flooring, and a polycarbonate roof, providing natural light while ensuring insulation. The conservatory is accessed through a white uPVC external door, which opens directly into the entrance hallway.

Entrance Hallway

The carpeted entrance hallway, accessed through the conservatory features pegs for coats and shelves for shoes, providing practical storage. Strip lighting brightens the area, while a wooden door allows access to the lounge.

Lounge

4.87 x 3.95 (15'11" x 12'11")

The carpeted lounge features a stone inglenook fireplace with a slate hearth and a log burner. A turned staircase adds character to the room, while two double-glazed windows offer views of the garden. The lounge also provides access to the ground floor hallways making it the hub of the home.

Hallway

The tiled hallway features coat hooks on the wall and allows access between the lounge, kitchen and the bathroom.

Bathroom

2.57 x 1.99 (8'5" x 6'6")

The bathroom has tiled flooring and features a bath with wooden panelling, an electric shower and partially tiled walls. It includes a toilet, sink, a heater and an obscure double-glazed window to allow plenty of natural light and maintain privacy.

Kitchen

2.23 x 5.42 (7'3" x 17'9")

This Kitchen features tile-effect vinyl flooring and a

range of timber-effect fitted units with laminate worktops. It is equipped with a gas hob, extractor fan, and a composite sink with a mixer tap. A double-glazed window offers natural light, and there is access to the lean-to at the rear.

Lean To

5.85 x 1.75 (19'2" x 5'8")

This timber-built lean-to features vinyl flooring and a polycarbonate roof, offering a light and airy space. It has a wooden door and timber single-glazed windows.

Master Bedroom

4.91 x 3.16 (16'1" x 10'4")

This carpeted double master bedroom boasts a characterful double-glazed window with a deep sill, offering stunning countryside views. It also features a storage heater, a fitted wardrobe, and convenient access to an en suite.

En Suite

1.28 x 0.86 (4'2" x 2'9")

This en suite includes a toilet, sink and an extractor fan, offering a compact and functional space.

Bedroom 2

4.13 x 2.76 (13'6" x 9'0")

This carpeted double bedroom features a characterful window and a storage cupboard housing a water tank with an immersion heater. It also includes a storage heater and an obscure window overlooking the stairwell.

Garden

The garden can be accessed from the drive that accommodates two vehicles. The raised grass lawn features a greenhouse, log store and a timber shed with slate pathways leading to both external doors.



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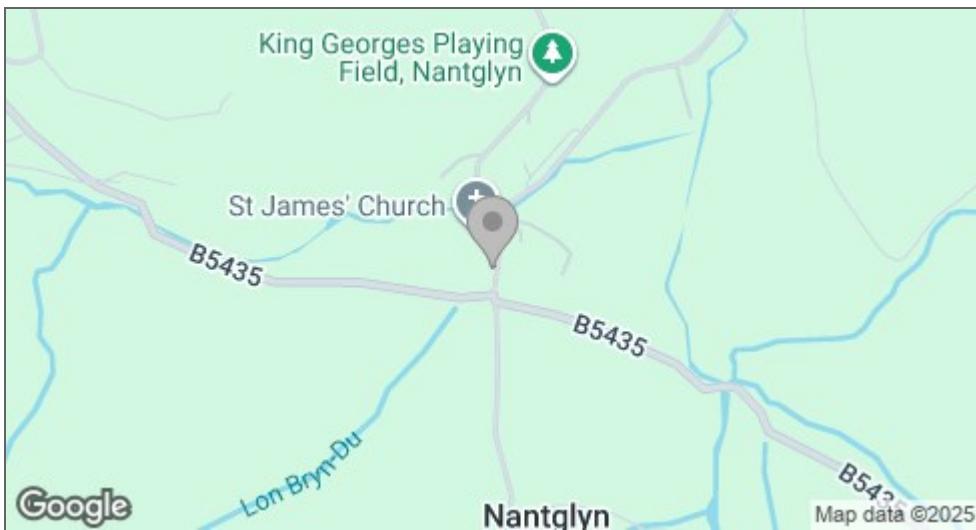
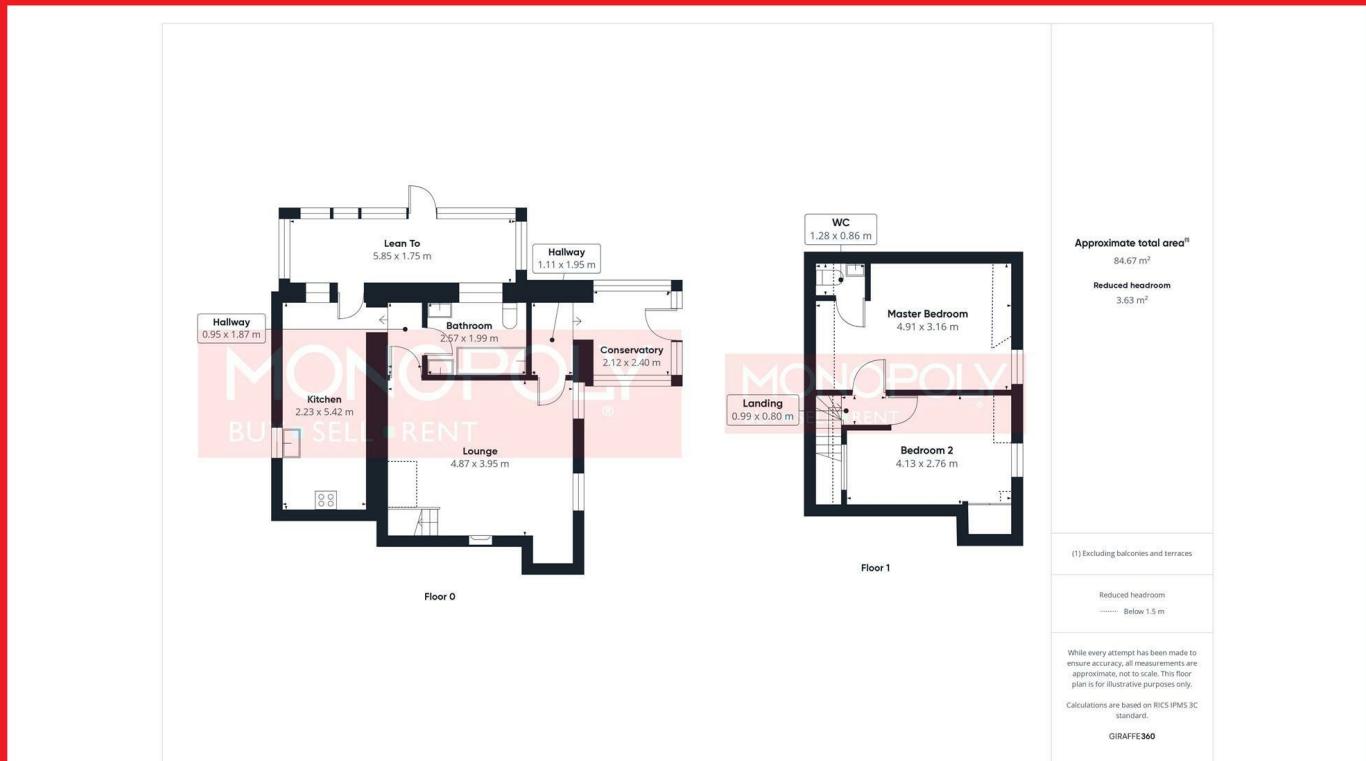


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			30
(1-20) G			
Not energy efficient - higher running costs			
England & Wales 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.

