



## Nant Glyd, Llandyrnog, Denbigh LL16 4HD

£219,950

MONOPOLY BUY SELL RENT are pleased to offer for sale this deceptively spacious and versatile three double bedroom family home, located in the sought-after village of Llandyrnog, offering well-presented accommodation across two floors with the added benefit of both a ground floor wet room and first floor family bathroom. Thoughtfully arranged for modern living, the property boasts a generous lounge diner with feature fireplace, fitted kitchen, bright sun room and a flexible third bedroom currently utilised as a home office. Externally, the home enjoys attractive front gardens, a private paved courtyard with garage access, and a further enclosed lawned rear garden offering excellent privacy. Situated in this popular village setting with countryside surroundings whilst remaining conveniently accessible to nearby Denbigh and local amenities, this is a fantastic home well suited to families, professionals or buyers seeking flexible living space.

- Freehold
- Three Bedroom Property
- Private Enclosed Garden
- EPC TBD
- Spacious Lounge Diner
- Nearby Local Amenities
- Council Tax band B
- Versatile Garage Space
- Brilliant Transport Links



## Front Garden

An attractive front garden laid mainly to lawn with a smart block paved pathway bordered with brick detailing, creating an inviting approach to the property. Mature shrubs, established hedging and foliage provide greenery, character and a pleasant degree of privacy.

## Vestibule

A welcoming entrance vestibule with practical tiled flooring, ideal for everyday convenience. Enjoying double glazed windows to the front and side elevations, this bright entrance space is accessed via a uPVC front door with decorative glazed panelling, with an internal wooden door featuring matching glazed inserts leading through to the main hallway.

## Hallway

A carpeted central hallway providing access to the principal ground floor accommodation, with wooden internal doors leading to the lounge diner, kitchen and ground floor wet room. A staircase with painted wooden balustrade rises to the first floor.

## Lounge Diner

A spacious and inviting dual-aspect reception room offering ample space for both relaxing and dining. Double glazed windows to the front elevation allow for plenty of natural light, while twin glazed doors provide direct access to the courtyard garden. A charming brick-built feature fireplace with wooden mantle currently houses an electric log-effect fire, with potential for a log burner subject to any necessary consents. Built-in shelving adds both character and practicality, complemented by two radiators for comfort.

## Kitchen

A well-appointed fitted kitchen featuring oak-effect laminate flooring, wooden cabinetry and contrasting black speckled work surfaces. Appliances include an electric Belling oven with a large Cannon extractor above, alongside a stainless steel one-and-a-half bowl sink with drainer and a dishwasher. A double glazed window overlooks the sun room, enhancing the bright and connected feel of the space.

## Sun Room

A superb additional reception space enjoying tiled flooring, a large Velux roof window and an abundance of natural light. Twin glazed doors open to the rear garden from either side, with additional double glazed side windows, creating a versatile space ideal for relaxing or entertaining.

## Wet Room

A stylish and practical ground floor wet room, thoughtfully designed for both convenience and accessibility. Fitted with specialist wet room flooring and integrated drainage, the space comprises a WC, floating vanity sink unit with wall-mounted mirror above, white heated towel rail and built-in storage cabinet. Finished with elegant marble-effect PVC wall panelling, extractor fan and an obscure high-level window to the front elevation for privacy and natural light.



## Landing

A carpeted first floor landing with painted wooden balustrade, attractive wooden panelled ceiling and a double glazed side window, with doors leading to all first floor rooms.

## Master Bedroom

A comfortable double bedroom with carpeted flooring, radiator and double glazed window overlooking the rear garden.

## Bedroom 2

A double bedroom with carpeted flooring, radiator and double glazed window to the front elevation.

## Bedroom 3

A versatile double bedroom currently utilised as a home office, complete with fitted desk and built-in shelving. Carpeted flooring, radiator and a double glazed rear window make this an ideal flexible space for guest accommodation, hobbies or home working.

## Bathroom

A well-appointed family bathroom fitted with vinyl flooring and comprising a panelled bath with electric shower overhead, low flush WC and hand basin. Finished with tiled walls, chrome heated towel rail, inset downlights and an obscure double glazed window to the front elevation, providing both practicality and natural light.

## Courtyard

A private and low-maintenance paved courtyard garden enclosed by wooden panel fencing, providing an excellent outdoor entertaining space. Benefiting from twin glazed access doors into the dining area and direct access to the garage.

## Rear Garden

A further enclosed garden laid mainly to lawn with paved seating areas, ideal for outdoor enjoyment. Surrounded by tall wooden panel fencing, with mature climbing foliage enhancing privacy and creating a pleasant green backdrop. Gated access is available to both the side and front of the property.

## Disclaimer

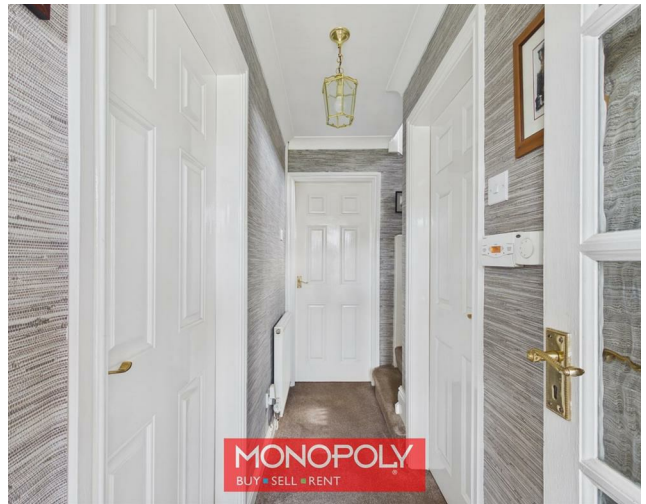
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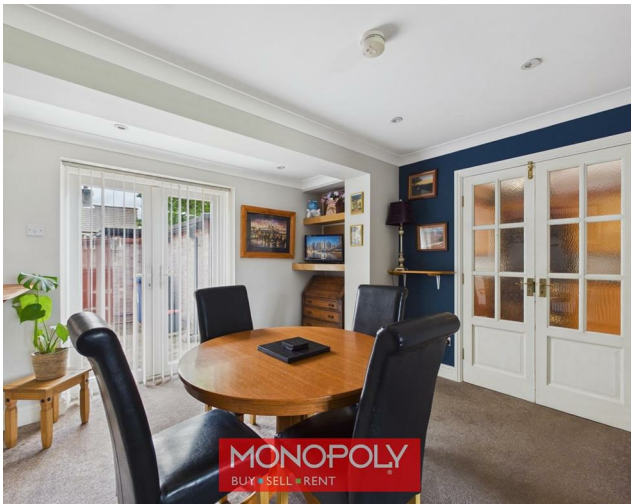
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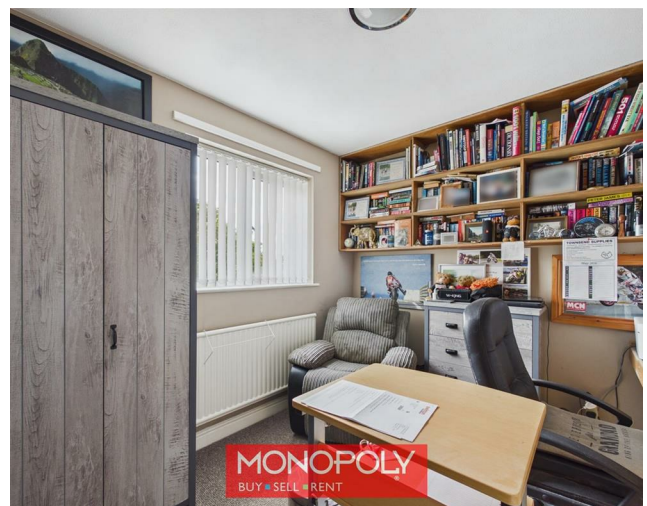
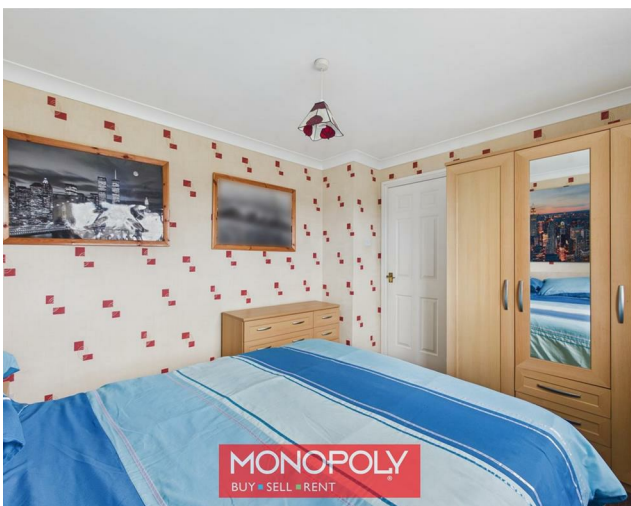


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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