



Ffordd Bryn Y Garn, Denbigh LL16 5AH

£265,000

Monopoly Buy Sell Rent is pleased to offer for sale this beautiful characterful detached cottage that has been updated and refurbished, standing on a corner plot with a cottage style garden enjoying stunning elevated views of the surrounding countryside. Situated in the quaint village and community of Henllan with its local shop & post office, church, chapel, community hall, primary school, and a thatched pub dating back to the 13th century.

The accommodation briefly comprises an entrance porch, lounge with an inglenook fireplace, bespoke fitted kitchen diner, rear hallway, two double bedrooms and a bathroom. There is a detached garage with driveway providing off-road parking with a corner plot garden laid to lawn with mature shrubbery, two outbuildings, timber shed and a paved patio area enjoying stunning elevated views of the surrounding area.

This unique detached cottage must be viewed to fully appreciated.

- Detached Corner Plot Cottage
- Living Room with Inglenook Fireplace
- Private & Enclosed Gardens with Views
- Plot Size 0.13 Acres
- Freehold Property
- Two Double Bedrooms
- Generous Modern Fitted Kitchen
- Detached Single Garage
- Council Tax Band D
- No Onward Chain



Entrance Porch

A uPVC front door leads you into this useful porch having wood effect flooring, wall lights, uPVC double glazed windows and a timber door with half decorative glazing opens into the living room.

Lounge

A generous lounge having a central Inglenook fireplace housing a log burner with a wood mantle, slate hearth with beam, decorative coving, and radiator. French doors open out onto the garden and a double-glazed window with a deep sill overlooks the side of the property enjoying hill views over Henllan rooftops.

Kitchen Diner

A bespoke kitchen fitted with a modern range of grey-blue units having a stone effect worktop with stainless steel sink, modern tiled splashbacks, integrated dishwasher and washing machine with spaces for an electric oven and an American Style fridge freezer. A cupboard houses the Worcester gas combi boiler with tiled flooring, space for a good-sized dining table with a small, double-glazed window overlooking the rear of the property and a large window overlooking the side.

Master Bedroom

A double bedroom situated at the front of the property with wood effect flooring, radiator, recess in the wall and a large double glazed window enjoying views of the garden.

Inner Hallway

With wood effect flooring, a useful storage cupboard used as a cloakroom with doors leading you into the lounge, kitchen, and bedroom 2.

Bedroom 2

You step up into this good-sized double bedroom with a recess in the wall and a double-glazed window overlooking the rear of the property with a radiator underneath.

Bathroom

Fitted with a white modern three-piece suite comprising a low flush WC, pedestal sink and a panelled bath with a thermostatic shower having a clear screen with fully tiled walls, radiator and a privacy glazed window overlooking the rear of the property.

Rear Hall

With tiled flooring, light, radiator, door leading you into the kitchen and bathroom and an external timber door opens out to the rear.

Back Garden

Bounded by a stone wall with a timber gate giving access, this private rear garden has two outbuildings, space to store the bins, a water tap and houses the LPG gas bottles.

Front Garden

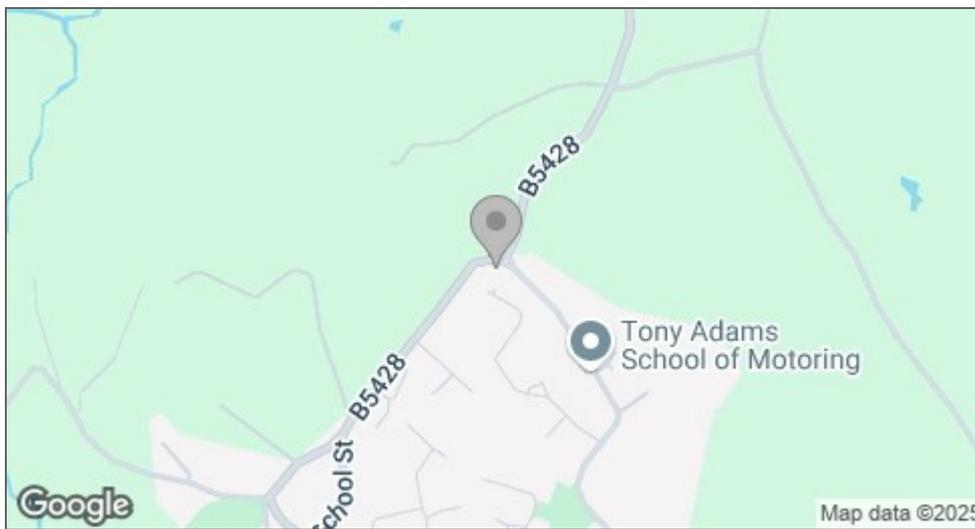
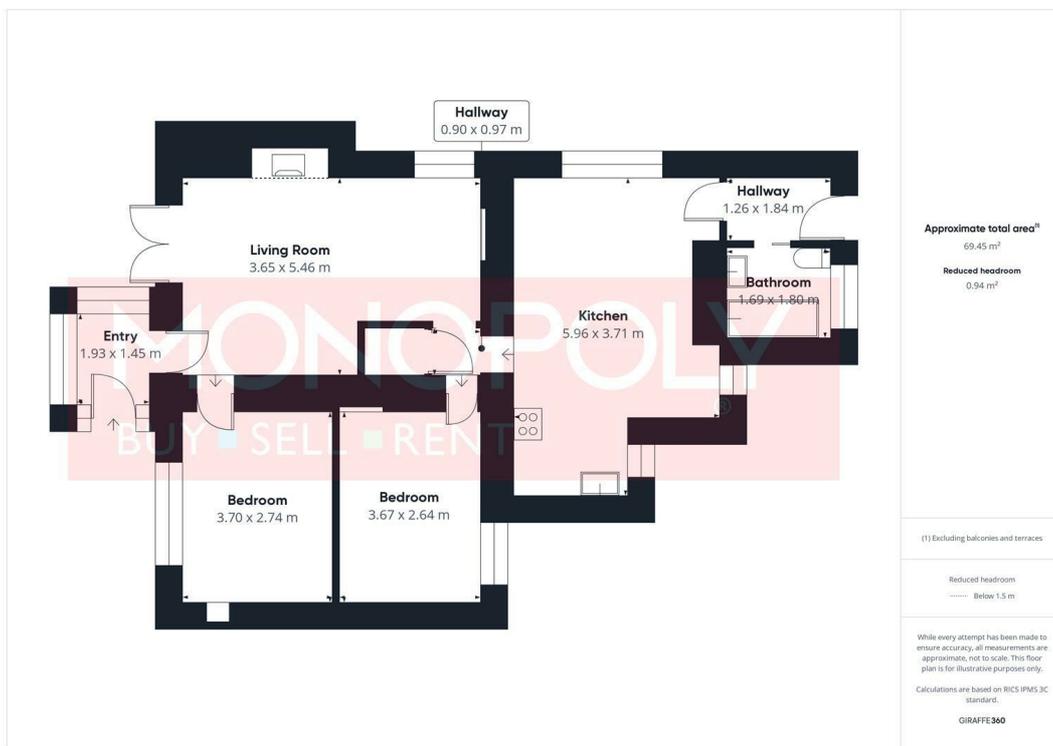
To the front of the property is a detached garage with a driveway providing off road parking for two vehicles, a timber gate opens into this corner plot garden enjoying stunning views of the surrounding countryside, mainly laid to lawn with a space for a timber shed, mature borders, shrubbery and laurel hedging with a paved patio area the perfect place to sit and admire the fabulous view!











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) 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.

