



Ystrad, Denbigh LL16 4RL

£625,000

MONOPOLY BUY SELL RENT are delighted to offer for sale this substantial and versatile country home, situated on Ystrad Road on the outskirts of Denbigh in a highly sought-after location, surrounded by beautiful open countryside. Set within nearly five acres of accompanying land with a river running through the grounds, the property offers generous living accommodation including multiple reception areas, four double bedrooms, a spacious kitchen, garage, boiler room and well-maintained gardens. Approached via a large gated driveway with parking for upwards of five vehicles, this impressive home combines practical family living with a peaceful rural setting.

- Freehold
- Sought-after Location
- Enclosed Off-Road Parking
- EPC TBD
- Four Double Bedrooms
- Established Gardens
- Council Tax Band F
- Versatile Reception Rooms
- 4.95 Acres of Accompanying Land



Driveway

The property is approached via a large concrete driveway, offering ample parking and turning space for upwards of five vehicles. Securely enclosed by a wooden gate, stone walls and mature hedging, it provides both practicality and privacy, while also leading directly to the garage and front entrance of the home.

Vestibule

1.48 x 1.31 (4'10" x 4'3")

The entrance vestibule provides a practical and welcoming introduction to the home, featuring tiled flooring, partial walls with double glazed windows, and a uPVC front door with glazed panelling. An internal wooden door leads through to the lounge.

Lounge

4.09 x 3.61 (13'5" x 11'10")

The lounge is a comfortable and inviting reception room, finished with carpeting and complemented by exposed wooden ceiling beams. A double glazed window to the front allows for good natural light, while a decorative internal window adds character and connects the room visually to the study. Doors lead to the study, hallway, kitchen and vestibule.

Kitchen

2.83 x 3.76 (9'3" x 12'4")

The kitchen is fitted with cream cabinetry and speckled worktops, with laminate tile-effect flooring providing a practical finish. It is well equipped with an eye-level oven and grill, a four-burner induction hob with a concealed extractor hood above, and integrated appliances including a fridge freezer and dishwasher.

Study

3.98 x 4.27 (13'0" x 14'0")

The study is a bright and versatile room, ideal for use as a home office or additional reception space. Carpeted for comfort, it enjoys four double glazed windows that take full advantage of the panoramic views across the neighbouring countryside. The room also benefits from two radiators and an internal window looking into the lounge.

Inner Hallway

1.93 x 1.80 (6'3" x 5'10")

The inner hallway is finished with vinyl tile-effect flooring and provides access to the lounge, ground floor WC and the carpeted staircase rising to the first floor.

WC

1.01 x 1.70 (3'3" x 5'6")

The ground floor WC is fitted with vinyl tile-effect flooring, partially tiled walls, a corner hand basin and toilet. An obscure double glazed window to the rear and a radiator complete the room.



Outer Hallway

2.50 x 1.63 (8'2" x 5'4")

An additional hallway area with vinyl tile-effect flooring provides access to the garage and inner hallway. An obscure double glazed rear window allows natural light into the space.

Landing

3.92 x 1.70 . 2.49 x 0.97 (12'10" x 5'6" . 8'2" x 3'2")

The first floor landing is carpeted and provides access to all bedrooms and the bathroom. It includes a radiator, a built-in storage cupboard, an airing cupboard with sliding door, a rear-facing double glazed window and multiple ceiling lights, creating a bright and functional central space.

Master Bedroom

4.39 x 5.57 (14'4" x 18'3")

The principal bedroom is a spacious double room enjoying windows to both the front and rear elevations, allowing for an abundance of natural light. It is finished with carpeting and further benefits from two radiators, four wall-mounted lights, two ceiling lights, and a plug-in electric fireplace with white surround.

Bedroom 2

3.07 x 4.27 (10'0" x 14'0")

Bedroom two is a well-proportioned double room with a carpeted floor, radiator and double glazed window to the front, offering a comfortable and bright space.

Bedroom 3

3.11 x 4.09 (10'2" x 13'5")

Bedroom three is another good-sized double room, featuring carpeting, a radiator, and double glazed windows to the front and side elevations, creating a light and airy feel.

Bedroom 4

4.19 x 2.88 (13'8" x 9'5")

Bedroom four is a carpeted double room with a front-facing double glazed window, radiator and ceiling light, making it ideal as a bedroom, nursery or guest room.

Bathroom

2.88 x 1.75 (9'5" x 5'8")

The bathroom is fitted with a bath with overhead shower and glass screen, alongside a wash basin and toilet. Finished with vinyl flooring and partially tiled walls, it also includes a radiator and an obscure double glazed window to the rear.



Garage

4.43 x 5.51 (14'6" x 18'0")

The garage is a useful and practical space, fitted with a concrete floor and accessed via an up-and-over door. It benefits from fitted cabinetry, a stainless steel sink with a large rear-facing window above, and an external door leading out to the rear. An internal door provides access to the outer hallway, while the consumer unit is also located within the garage.

Boiler Room

3.56 x 1.79 (11'8" x 5'10")

Accessed via an external wooden door, the boiler room provides a practical utility space and houses the oil-fired boiler. It is fitted with a concrete floor and an obscure window to the rear, allowing for natural light while maintaining privacy.

Garden

The garden offers an attractive and well-established outdoor space, with long grassy lawns interspersed by stone pathways that guide you through the grounds. Small stone walls frame pockets of flowers and mature foliage, adding character and charm throughout, while a mature hedge and stone wall border provide a sense of privacy and enclosure. A slate-covered area houses the oil tank, potting shed and a further wooden garden shed, creating a practical space for storage and gardening needs.

The Land

The land comprises of three fields and a river that stretch over 4.95 acres. The fields wrap around the property and act as a smallholding or could allow for additional income through renting.

Important Information

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 details must therefore be taken as a guide only.





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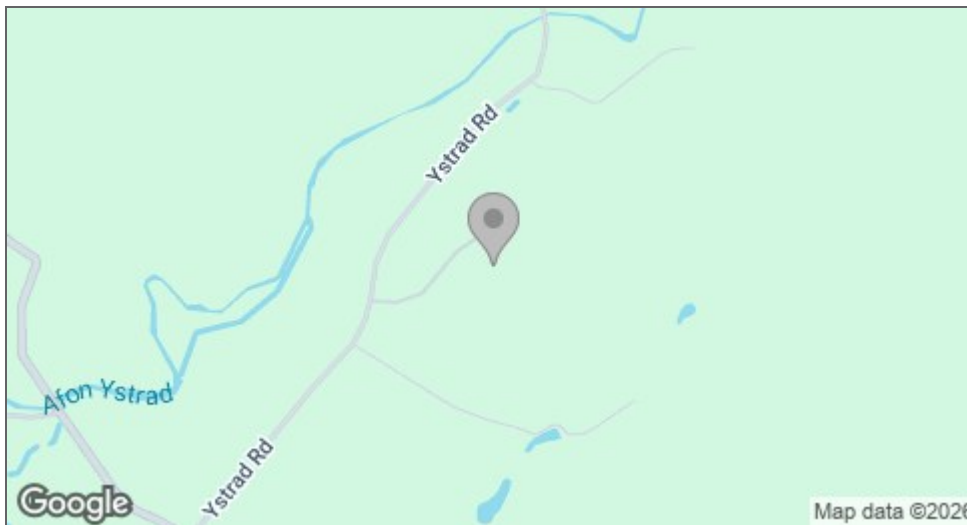
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO 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			
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