



## Llandyrnog, Denbigh LL16 4NA

**£425,000**

Nestled on the scenic slopes of Penycloddiau, this charming, detached character cottage that sits on about 3/4 acre plot, enjoys breathtaking elevated views across the surrounding countryside. The property offers a flexible layout with three double bedrooms, one conveniently located on the ground floor, alongside three inviting reception rooms, perfect for both relaxing and entertaining, stylish, modern kitchen diner forms the heart of the home, complemented by a practical utility and shower rooms. Benefits from double glazing, fibre broadband and oil-fired central heating. Outside, a double garage provides ample parking, while a front patio offers the perfect spot to soak in the views. Surrounded by woodland, the property is ideal for nature lovers seeking privacy, tranquillity, and direct access to peaceful walking trails. Offered for sale with no onward chain.

- Detached Character Cottage
- Three Double Bedrooms
- Modern Fitted Kitchen
- Garden with Woodlands
- Elevated Rural Position
- Three Reception Rooms
- Double Garage
- Fibre Broadband To The Property



### Entrance Porch

A charming traditional timber front door with studs and an iron handle lead you into this bright entrance hall with carpeted flooring, double-glazed windows featuring diamond leaded glass with stone tiled sill, lights and a timber door leads into the parlour.

### Parlour

A cosy, carpeted room with a central brick-built fireplace, exposed beams, radiator, and a double-glazed window overlooks the front of the property. Stairs leading up to the first floor and doors connect to the kitchen, lounge, and the downstairs bedroom.

### Lounge

Boasting an inglenook fireplace with carpeted flooring, exposed beams, a front-facing double-glazed window with a deep red tiled sill, a radiator and timber French doors lead you into the conservatory

### Conservatory

An Edwardian-style Conservatory constructed of dwarf walls surrounded by double-glazed windows and French doors leading outside with polycarbonate roof, Victorian style black and white tiled flooring, and a radiator for year-round use.

### Kitchen Diner

A spacious and well-equipped kitchen fitted with a range of cream country-style units with an eye-level electric oven and grill, induction hob, integrated fridge freezer and dishwasher, a wine rack, and composite stone-effect worktops with tiled flooring, space for a dining table, downlights, with a double glazed side window, a celestial window, and a uPVC French doors lead you outside.

### Utility Room

Accessed via a step up from the kitchen, with red tiled flooring having space for a washing machine and dryer with a lean-to poly roof, a double-glazed window and a uPVC rear door with cat flap and a timber door leads you to the shower room.

### Shower Room

Practical room includes a shower enclosure with an electric shower, vanity sink unit, low flush WC, chrome towel rail, extractor fan, part tiled walls, carpeted flooring, and a clerestory window.

### Downstairs Bedroom

A good sized dual aspect double bedroom with carpeted flooring, double-glazed windows overlooking the front and side of the property with a radiator, and space for storage cupboards.

### Landing

Carpeted stairs with a stairlift leads you to the landing with doors leading to all rooms.

### Master Bedroom

A generously sized, carpeted room with an apex beamed ceiling, built-in triple wardrobe, and dual-aspect windows offering views to both front and side of the property.



## Bedroom 2

A double, carpeted room featuring a double-glazed window with a red-tiled sill, built-in wardrobes, ceiling beams, downlights, and a decorative privacy-glazed window over the stairwell.

## Bathroom

A large bathroom fitted with a deep bath with mixer tap and shower head, low flush WC, vanity unit with sink, fully tiled walls with mosaic border, triple-aspect windows, radiator, and built-in storage cupboards, one housing the water tank.

## Garage

A double garage with an electric door, concrete floor, lighting, power supply, and windows.

## Outside

Sitting in an elevated position, nestled into the hill, the grounds offer stunning views, mature shrubs, lawns, patio areas, a small pond, woodlands with paths, Oil tank and boiler, and a driveway leading to a double garage.

## Additional Information

The property benefits from oil-fired central heating with double-glazed windows throughout and full-fibre broadband into the property.



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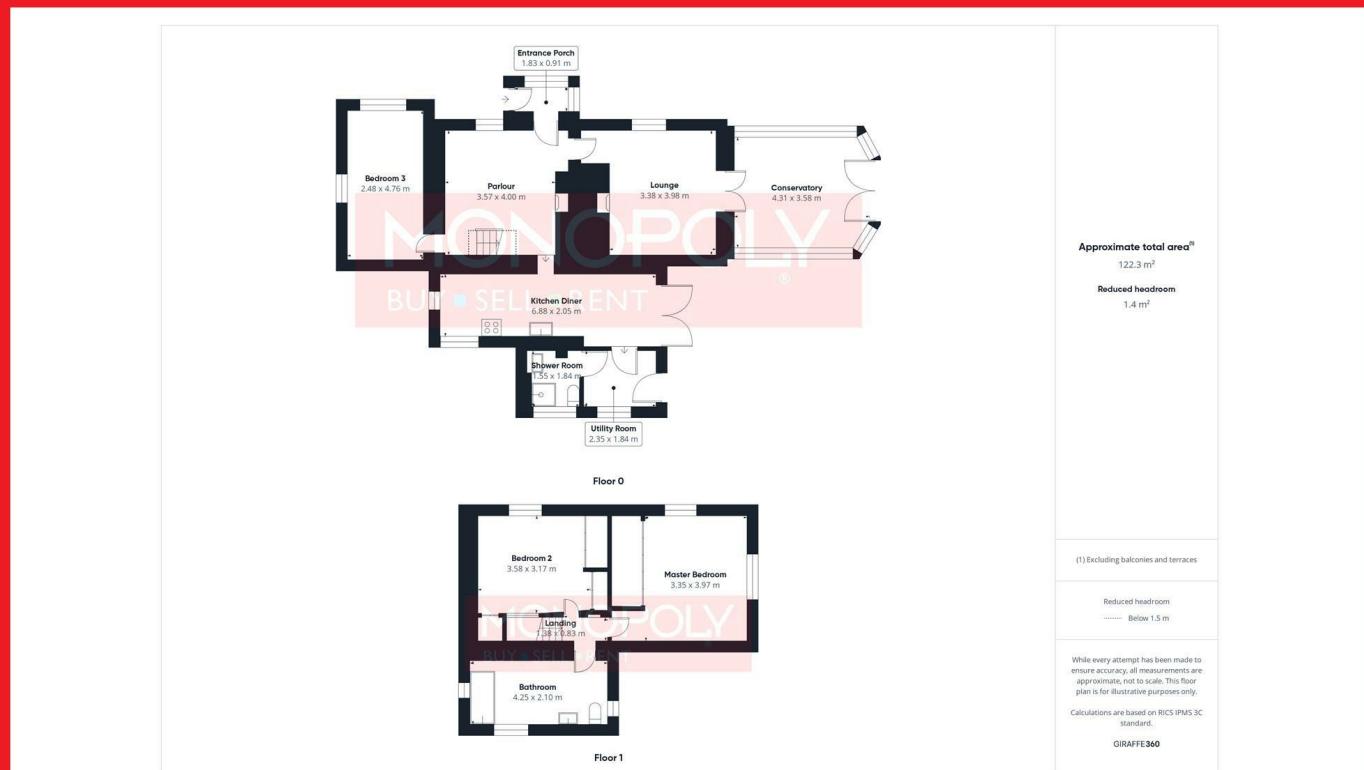


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	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		42
(21-38) F		
(1-20) G		
<b>Not energy efficient - higher running costs</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
	Current	Potential
<b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
<b>Not environmentally friendly - higher CO<sub>2</sub> emissions</b>		
<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.

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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.

