



## Llanrhaeadr, Llanrhaeadr, Denbigh LL16 4PG

**£549,500**

MONOPOLY BUY SELL RENT are pleased to offer for sale Coed Y Fron, a striking detached home set within a superb Denbighshire position, enjoying spectacular panoramic views across the Clwydian Range, including direct outlooks towards Moel Famau. Full of colour, character and individuality, this spacious property offers flexible accommodation with up to four bedrooms, multiple reception areas, an impressive open-plan kitchen/living space, conservatory, utility room, shower room, family bathroom, generous driveway parking and a double garage.

The property has been thoughtfully designed to make the very most of its breathtaking surroundings, with large windows, balcony access and dining/living areas positioned to capture the stunning countryside views. Externally, Coed Y Fron benefits from a decked patio area, gravelled pathways, planted sleeper borders, ample tarmac parking and a useful extra large double garage with power, lighting, remote door, and roof-mounted solar panels which make a valuable contribution towards reducing day-to-day energy costs. A truly unique home in a remarkable setting.

- Detached Family Home
- Flexible Four-Bedroom Layout
- Open-Plan Kitchen Living
- Balcony from Bedroom
- Utility and Shower Room
- Spectacular Clwydian Views
- Potential for Home Working
- Underfloor Heating
- Conservatory Dining Area
- Extra Large Double Garage



## Front Porch

A generous front porch with tiled flooring, glazed door with windows to either side, downlights, cloak area, radiator, window through to the kitchen and composite door leading into the main kitchen area.

## Open Plan Kitchen

A bold and individual open-plan kitchen with tiled flooring, underfloor heating and a central red sparkle island incorporating a breakfast bar, stainless steel sink, mixer tap and built-in dishwasher. Further features include a leopard-print covered storage unit with space for an American-style fridge freezer, electric oven and grill, Neff coffee machine, drinks fridge, two skylights, downlights and bi-fold doors opening to the patio area. Doors lead through to the utility room and shower room, with a composite door providing access to the front porch.

## Open Plan Living Room

An open-plan living space with tiled flooring, underfloor heating and downlights. The room flows beautifully into the kitchen and conservatory, creating a sociable and practical heart of the home.

## Conservatory

Currently used as a dining area, the conservatory is ideally positioned to enjoy the views. It features parquet-effect laminate flooring, underfloor heating and patio doors opening out to the external seating area.

## Lounge / Office

A characterful triple-aspect room with wooden flooring and a large front-facing window taking full advantage of the spectacular views. Additional side windows provide further natural light, with space for a desk or seating area, radiator and a distinctive pink-painted closed fireplace with stone surround and hearth.

## Utility Room

The tiled flooring continues through from the kitchen into the utility room, which includes a stainless steel sink, base units and drawers, space for a washing machine and dryer, pantry shelving and a side-facing window.

## Shower Room

A stylish shower room with tiled flooring, fully tiled walls, vanity unit with WC and sink, chrome heated towel rail and downlights. The walk-in shower has a wet-room style feel, complete with a large thermostatic rainfall shower and window.

## Hallway

A welcoming hallway with wooden flooring, side-facing window, under-stairs storage cupboard and staircase rising to the first floor. Doors lead through to the downstairs bedroom/reception room and main living areas.



### Bedroom 4/ Reception Room

Currently used as a downstairs bedroom, this generous room offers excellent flexibility. It features wooden flooring, a central fireplace with slate hearth and wooden mantle, radiator and large double-glazed windows framing an impressive outlook across the Clwydian Range.

### Storage Room / Former Front Porch

Currently used as a practical storage room, featuring wooden flooring, two windows, a UPVC front door and internal access through to the hallway.

### Landing

A carpeted landing with a large picture window allowing natural light to flood the space. The area is full of character, with colourfully painted ceiling detail and balustrades, along with access to the attic via a ceiling hatch.

### Main Bedroom

A generous double bedroom enjoying superb views directly towards Moel Famau through a large double-glazed window. The room includes fitted wardrobes, decorative wallpaper, radiator and additional space for further storage furniture.

### Bedroom 2

Another well-proportioned double bedroom with fitted wardrobes, radiator and French doors opening out onto a balcony, perfectly positioned to enjoy the stunning surrounding views.

### Bedroom 3

A comfortable double bedroom with carpeted flooring, radiator and space for freestanding wardrobes or storage furniture. The room enjoys lovely open countryside views.

### Bathroom

A modern four-piece bathroom fitted with a freestanding bath with mixer tap and shower attachment, vanity unit with wash basin, low flush WC and bidet. Finished with decorative sparkly tiled flooring, chrome heated towel rail, illuminated wall mirror and a side-facing window.

### Patio Area & Grounds

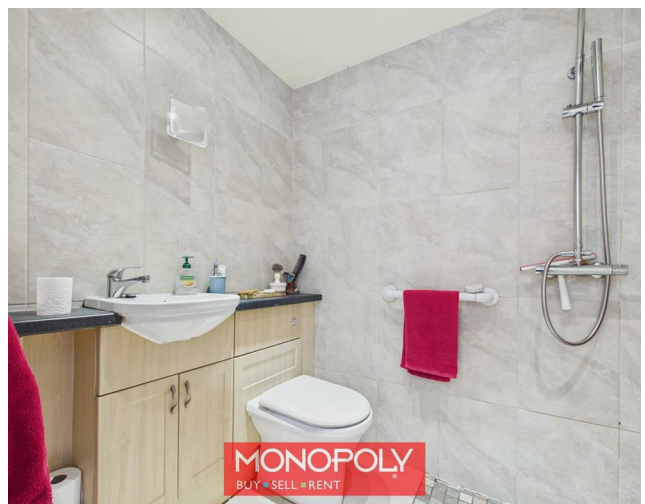
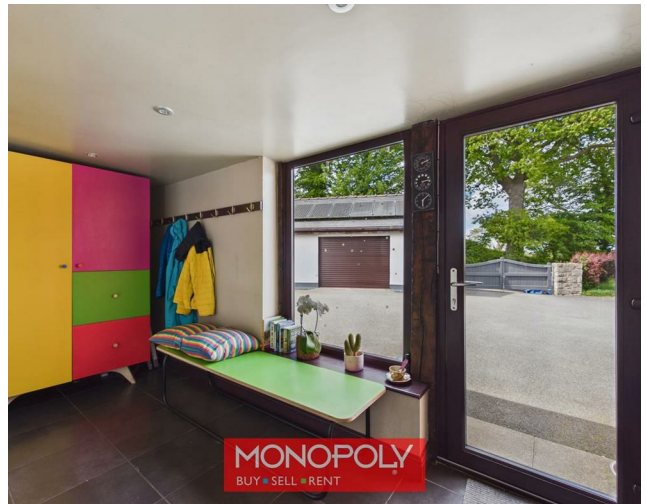
The property benefits from a raised decked patio area, positioned to take full advantage of the outstanding views. Raised sleeper borders provide colourful planting areas, while a gravelled pathway wraps around the property. The large tarmac driveway offers ample off-road parking for several vehicles.

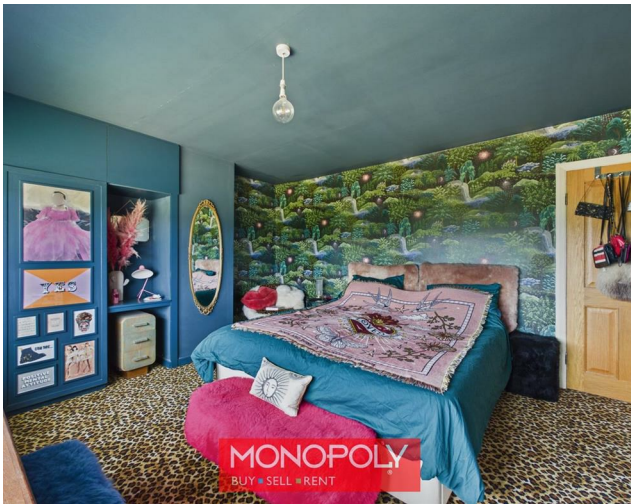
### Double Garage

An extra large double garage with remote-controlled door, pedestrian access, lighting and power, currently used for storage and workspace, offering excellent versatility. The garage roof also benefits from solar panels which contribute a generous amount towards the property's energy efficiency and help to reduce ongoing running costs.

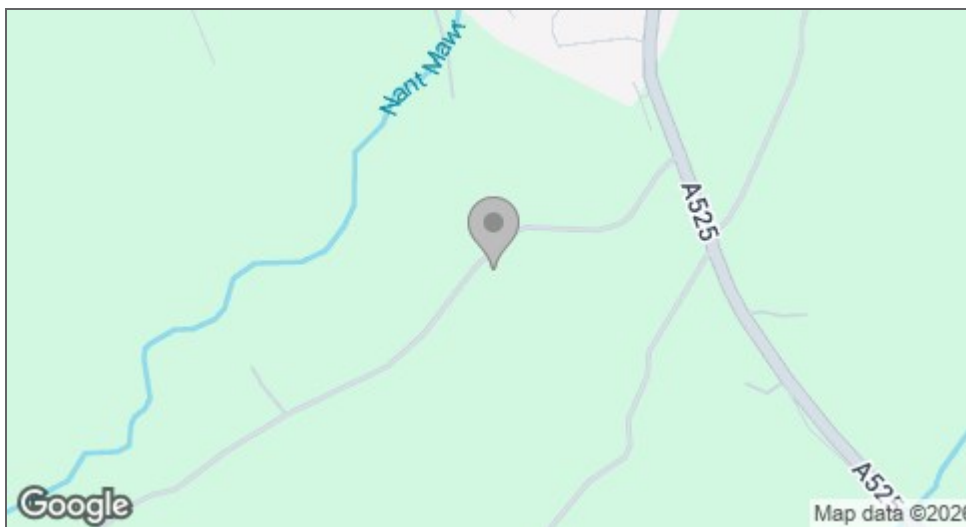












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub>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

