



Peniel, Denbigh LL16 4TS

£300,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this charming four-bedroom cottage, set in the peaceful rural hamlet of Peniel and enjoying a quiet countryside setting. Brimming with character, the property offers versatile accommodation including a lounge with log burner, a country-style kitchen with Rayburn, a useful study, and four well-proportioned bedrooms. Outside, there is a generous front and rear garden with a gravel driveway, lawned areas and practical outdoor storage, making this a wonderful home for those seeking countryside living.

- Freehold
- Four Double Bedrooms
- Potential Development Opportunity
- EPC TBD
- Spacious Gardens
- Countryside Setting
- Council Tax Band E
- Off Road Parking & Garage
- Unobstructed Views



Front Garden

The front garden is laid mainly to lawn and enjoys a pleasant frontage with mature foliage and hedging, together with partial stone wall boundaries separating the property from the road and adjoining farm track. A slab paved walkway leads from the front gate to the entrance door.

Entry Hallway

The entrance hallway features wood-effect laminate flooring, carpeted stairs rising to the first floor, and a wooden front door with obscure glazed panel. There is also a useful wooden box housing the electric meter, with a wooden door leading through to the lounge.

Lounge

The lounge is a welcoming reception room fitted with wood-effect laminate flooring and centred around a log burner set on a slate tiled hearth with a wooden mantel above. A radiator provides warmth, while the dual aspect with double glazed windows to the front and rear allows for plenty of natural light. Wooden doors lead through to the kitchen, study and entrance hallway.

Kitchen

The kitchen is fitted with tiled flooring, sage green wooden cabinetry and speckled worktops. It features a Green Rayburn oven, under-counter space for white goods, and a double glazed window to the front. Wooden doors lead through to the back porch and lounge.

Study

The study is finished with wood-effect laminate flooring and includes a radiator and shelving set within two alcoves, making it a useful home office or hobby space. A wooden door leads through to the lounge.

Porch

The back porch has concrete flooring, built-in shelving and a uPVC door with obscure glazed panel opening out to the rear garden. Wooden doors lead to the WC and kitchen.

WC

The WC is fitted with concrete flooring and comprises a toilet together with a small obscure window overlooking the rear garden.

Landing

The first-floor landing is carpeted and provides access to all four bedrooms and the bathroom.

Master Bedroom

The master bedroom is a carpeted double room with a double glazed window to the front.

Bedroom 2

Bedroom two is a further carpeted double room with a double glazed window to the front, a small radiator, and a built-in wardrobe airing cupboard.



Bedroom 3

Bedroom three is a double room fitted with wood-effect laminate flooring, a radiator, and a double glazed window to the front.

Bedroom 4

Bedroom four features wood-effect vinyl flooring, a deep and wide shelf above the stairs, and a double glazed window to the front.

Bathroom

The bathroom is fitted with wood-effect laminate flooring and partially tiled walls, and comprises a bath, toilet, large wash basin and corner shelving. A double glazed window to the rear with a deep tiled sill provides natural light.

Rear Garden

To the rear, the property benefits from a large gravel driveway and a lawned garden set above a small stone wall. There is a stone wall between the property and the road, together with wooden fencing and a metal gate bordering the adjacent field. A sheltered bin storage area with timber framing and PVC panels provides practical outdoor storage, while the garden also includes an oil tank and a variety of mature foliage and hedging around the lawn.

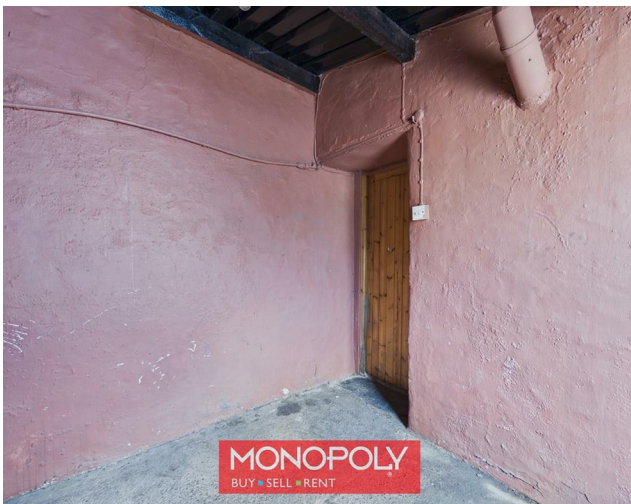
Disclaimer

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.







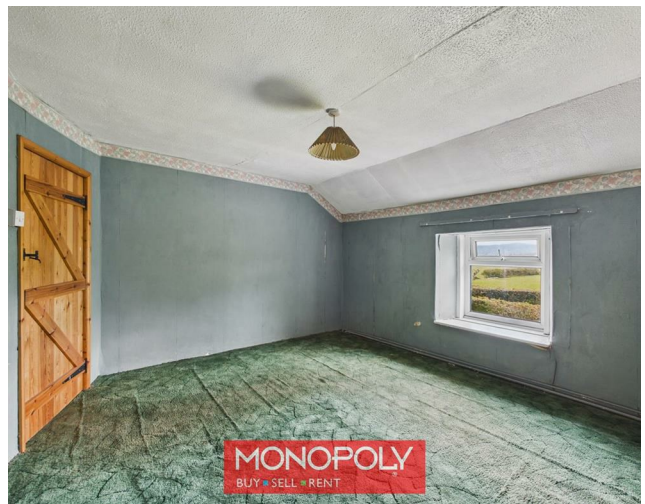
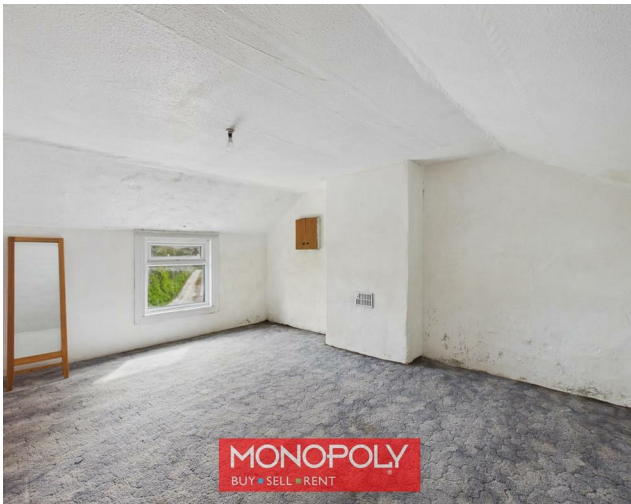
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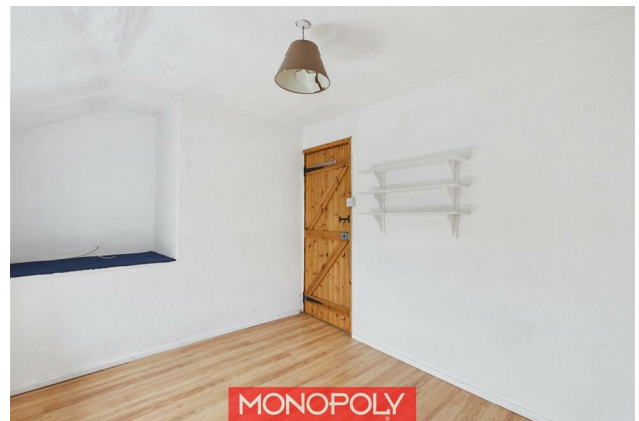
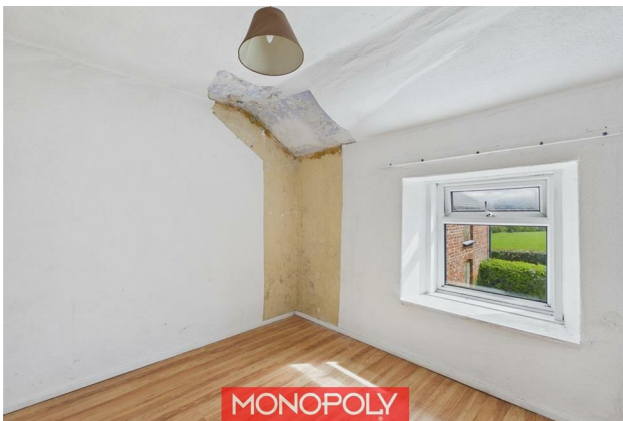
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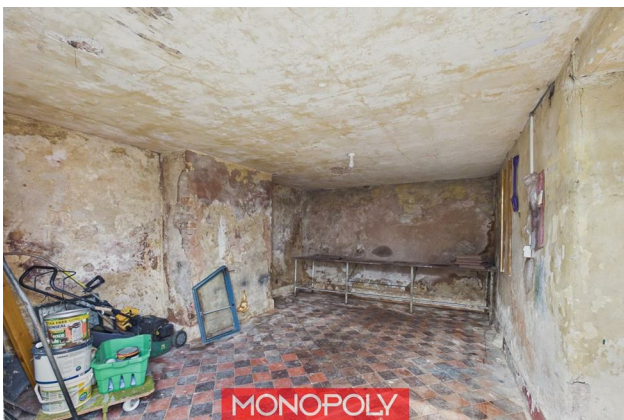
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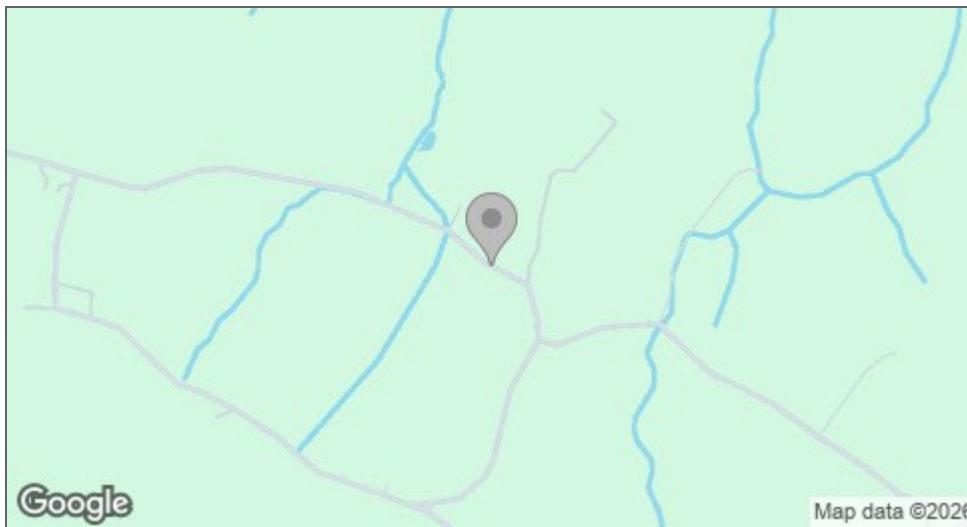
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU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