



Pant Derw Coppi Road, Denbigh – LL16 5AA
£510,000

Pant Derw Coppi Road

Denbigh

Video Tour Available... Offered for sale a well presented unique four bedroom detached character property, located just outside of Denbigh town. Accessed via a quiet country lane, the property is surrounded by unspoilt countryside views and also conveniently located on the outskirts of the popular market town of Denbigh. The property comprises entrance hall, lounge, cloakroom, kitchen/ breakfast room, utility, four bedrooms and family bathroom. The outside offers a large driveway for ample off road parking, double garage, workshop, large garden to the side and front and further patio area to the rear which is a particular feature. Further benefits include double glazing throughout and oil gas central heating. Viewing highly recommended to appreciate this beautiful home. EPC Rating D62

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Accommodation

Double glazed hardwood door with glass panel leads into:

Entrance Hall

Spacious hallway with radiators, power points, storage cupboard, double glazed window to the front and side and doors off to further accommodation.

Lounge

Dimensions: 20' 0" x 11' 6" (6.09m x 3.50m). Having radiator, power points, three double glazed windows to the front and further double glazed French doors leads to the rear patio.

Cloakroom

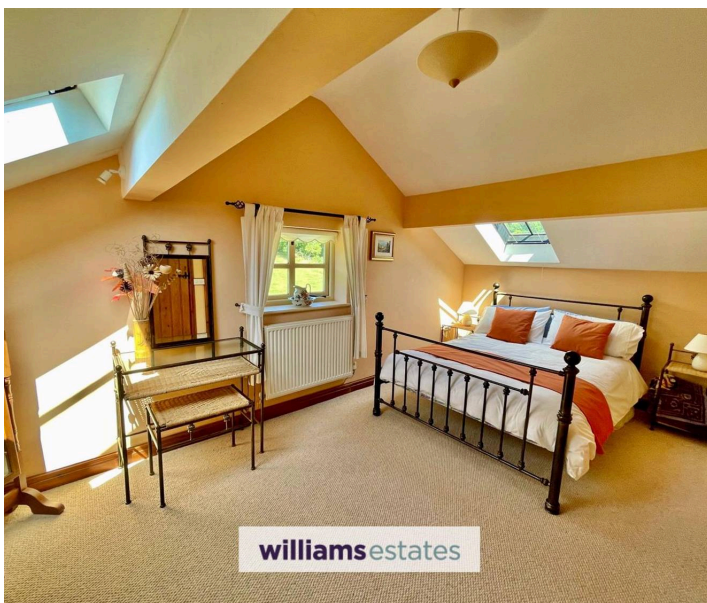
Dimensions: 6' 5" x 5' 5" (1.95m x 1.65m). Having low flush W.C, vanity unit with wash basin, tiled splash back and double glazed window to the rear.

Kitchen/Breakfast Room

Dimensions: 15' 11" x 11' 0" (4.85m x 3.35m). Offering a range of wall, drawer and base units with work surfaces over, integrated electric cooker with four ring gas hob, white ceramic sink with mixer tap, space for dishwasher, tiled splash back, tiled flooring, radiator, power points, double glazed window to the side, further double glazed patio doors leads to the rear garden.

Utility room

Dimensions: 10' 0" x 5' 8" (3.05m x 1.73m). Having tiled flooring, wall and base units with work surfaces over, space for tall standing fridge freezer, plumbing for washing machine and dryer, tiled splash back, boiler and double glazed door with glass panel gives access to the side elevation.



Dimensions: 11' 11" x 8' 1" (3.63m x 2.46m). With loft access hatch, radiator, power points and double glazed window to the side.

Dimensions: 9' 4" x 9' 3" (2.84m x 2.82m). Offering an L-shaped bathroom with low flush W.C, pedestal basin, panel bath with attachable shower hose, shower enclosure with lighting, half panelled walls, radiator and double glazed window to the side.

Dimensions: 16' 3" x 12' 3" (4.95m x 3.73m). Offering a range of fitted wardrobes, radiator, power points and double glazed windows to both sides

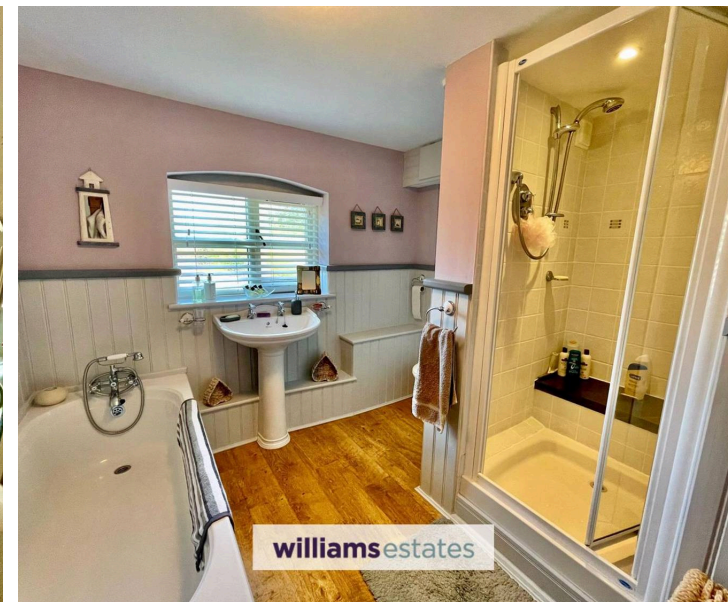
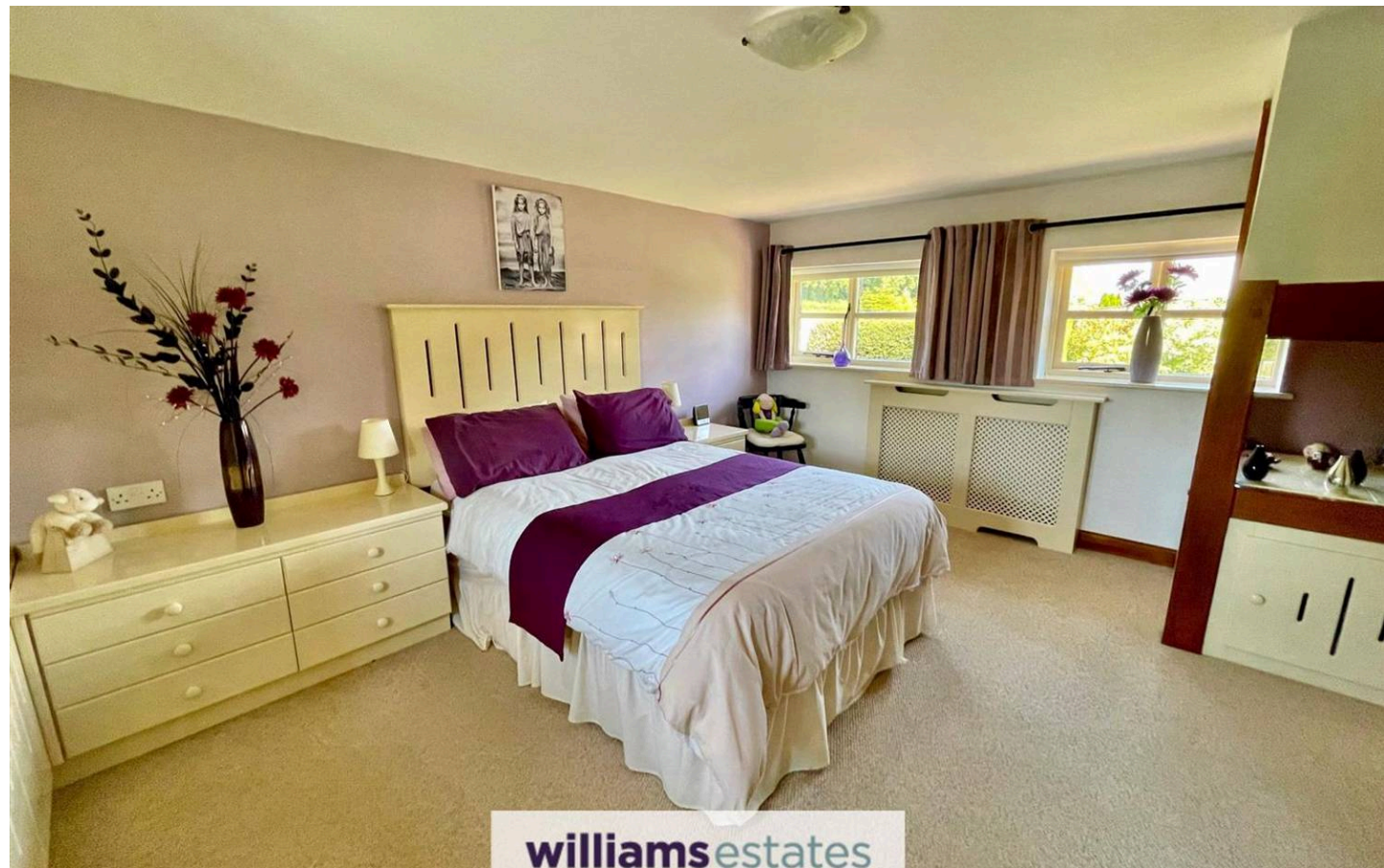
Dimensions: 15' 9" x 9' 0" (4.80m x 2.74m). A bright spacious bedroom with radiator, power points, double glazed window to the front and further Velux windows to each side.

Dimensions: 6' 9" x 2' 10" (2.06m x 0.86m). With low flush W.C, pedestal wash basin, radiator and double glazed Velux window to the side.

Dimensions: 11' 8" x 7' 8" (3.55m x 2.34m). With radiator, power points and double glazed Velux window to the side.

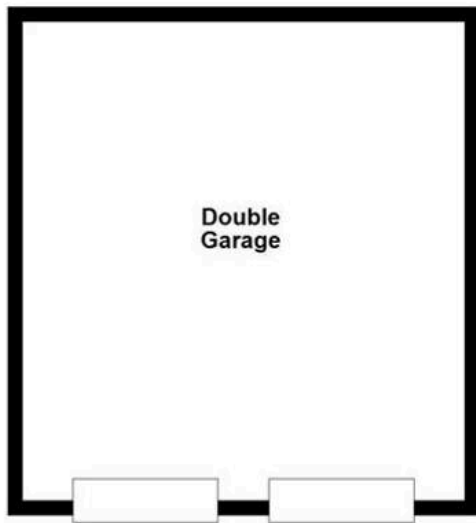
Dimensions: 20' 10" x 20' 5" (6.35m x 6.22m). Having ample storage space, power and lighting.

Dimensions: 14' 9" x 14' 3" (4.49m x 4.34m). Access through the double garage or outside. Having work surfaces, ample storage space, power, lighting and window to the side.

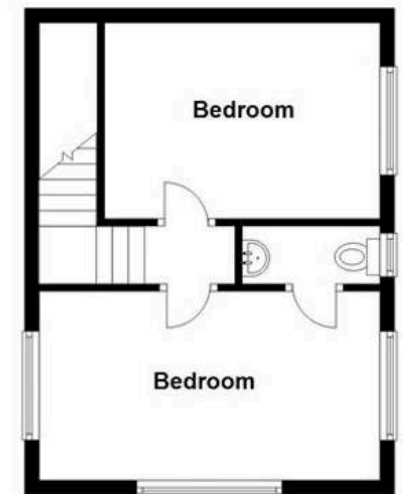




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Ground Floor
Approx. 137.2 sq. metres (1476.3 sq. feet)



First Floor
Approx. 29.1 sq. metres (312.8 sq. feet)

Total area: approx. 166.2 sq. metres (1789.0 sq. feet)



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