



2 Olivers Row, Llandyrnog - LL16 4HE

£167,500 Freehold

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented and characterful property at Olivers Row, offering deceptively spacious accommodation with modern touches and a practical layout. The property benefits from an air source heating system, a cosy lounge with log burner, kitchen, dining room with twin doors to the rear garden, two double bedrooms, bathroom, low-maintenance rear garden and garage. With a block paved rear garden, useful storage, and attractive features throughout, this is a lovely home suited to first-time buyers, downsizers or those seeking a manageable property with charm!



Lounge

17' 10" x 15' 3" (5.43m x 4.66m)

A welcoming lounge with laminate flooring, a radiator and a stone-built fire surround with slate hearth and inset multi-fuel burner, creating an attractive focal point to the room. A PVC front door with an obscure glazed panel opens into the space, with a double-glazed window to the front allowing natural light. A wooden door leads through to the hallway, while carpeted stairs rise to the first floor.

Kitchen

8' 6" x 10' 6" (2.59m x 3.21m)

The kitchen is fitted with grey cabinetry, speckled stone-effect worktops and tiled splashbacks. There is an oven with a four-burner electric hob and matching extractor hood above, along with an integrated dishwasher and space for a fridge freezer. Tiled flooring continues throughout, and a PVC door opens to the rear garden.

Dining Room

9' 0" x 13' 8" (2.74m x 4.16m)

A separate dining room with tiled flooring, radiator and wall-mounted light fixtures. Double glazed twin doors open directly onto the rear garden, making this a bright and practical space for dining or entertaining.

Store Room

5' 6" x 2' 9" (1.67m x 0.84m)

A useful store room with tiled flooring, thermostat and a small condenser tank for the air source heating, offering practical additional storage and housing for a washer/dryer.

Landing

8' 2" x 3' 2" (2.49m x 0.97m)

The landing provides access to both bedrooms and the bathroom in addition to the loft with a pull-down ladder and light. Carpeted stairs lead down to the lounge, finished with a wooden bannister and handrail.

Master Bedroom

14' 5" x 12' 2" (4.39m x 3.70m)

A double bedroom positioned to the front, with dormer double glazed window, radiator and built-in shelving within the eaves, making good use of the space.

Bedroom 2

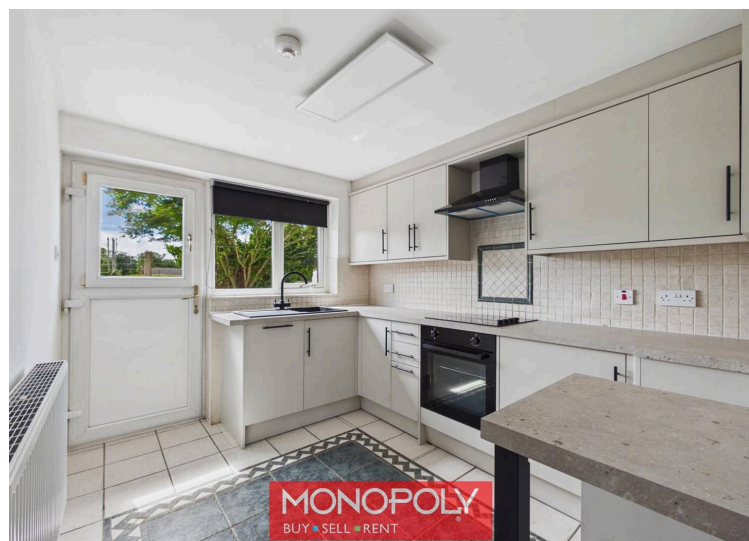
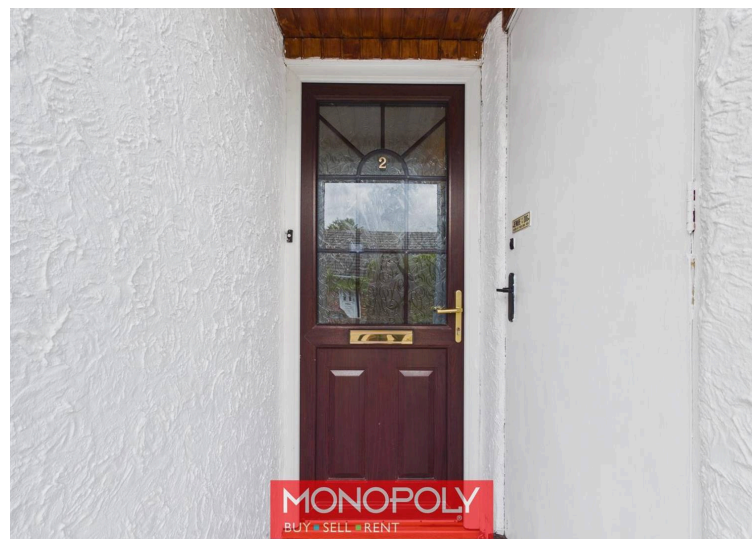
9' 3" x 10' 8" (2.83m x 3.25m)

A second double bedroom with Velux window to the rear, radiator and built-in eaves storage.

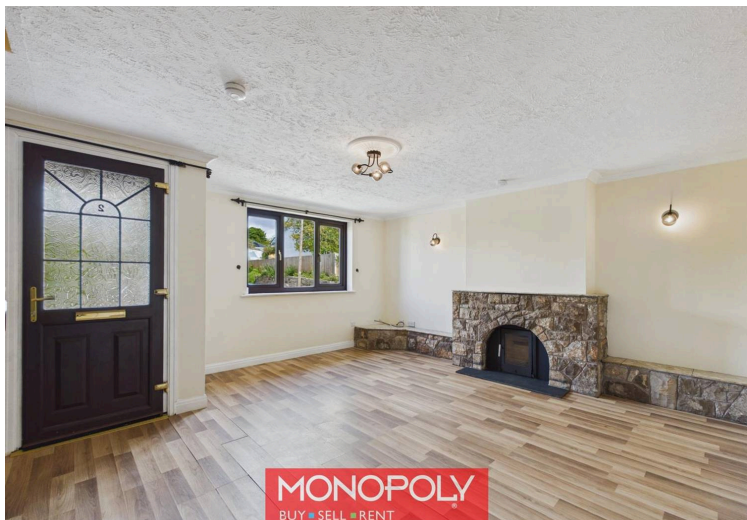
Bathroom

8' 3" x 5' 7" (2.51m x 1.70m)

The bathroom is finished with tiled flooring and tiled walls, comprising a toilet, hand basin and bath with glass screen and electric shower overhead. Additional features include a Velux window to the rear, inset mirror within the wall tiles, built-in cupboard, wall-mounted fan heater and radiator.



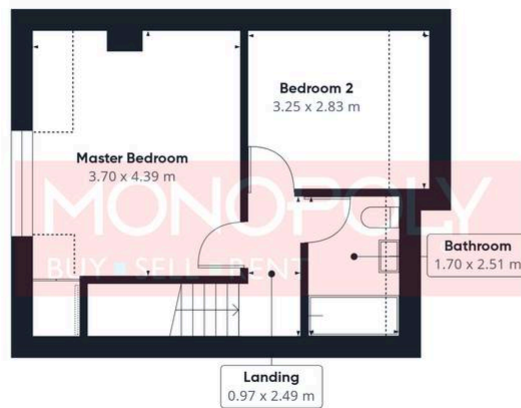








Floor 0 Building 1



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Approximate total area⁽¹⁾

77.9 m²

Reduced headroom

5.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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