



Trewen, Denbigh LL16 3HG

£235,000

Monopoly Buy Sell Rent are pleased to offer this fabulous extended three-bedroom semi-detached property in the sought-after location of Trewen in lower Denbigh. The property has had extensive work from its current owners including a large extension that offers additional living space for a family. The property briefly comprises of three bedrooms (two double, one single), aforementioned large kitchen \ Diner, lounge, large family bathroom, utility, downstairs WC, detached single garage and enclosed garden. Located close to excellent schools with amenities in the vicinity, the property will no doubt sell quickly.

Viewing Highly Recommended!

- Close To Excellent Schools
- Sought After Location
- Secure Rear Garden
- Extended To Create Kitchen Diner
- Close To Local Amenities
- Offroad Parking for 3 Vehicles



Hallway

4.34 x 2.30 (14'2" x 7'6")

A UPVC door opens to a bright welcoming hallway with laminate flooring and plenty of storage and hanging space. Doors lead to lounge and kitchen \ diner with carpeted stairs leading to first floor.

Lounge

4.42 x 3.01 (14'6" x 9'10")

A cosy lounge with the Aga Multifuel burner as the focal point with granite hearth and wooden surround. The room is carpeted throughout with UPVC bay window allowing lots of natural light.

Kitchen \ Diner

6.72 x 5.00 max (22'0" x 16'4" max)

Vast doesn't do this room justice, the property has been extended to improve the amount of living space and included this lovely kitchen diner with cherry wood base and wall units with island with breakfast bar, integrated dishwasher, wine cooler and range cooker. There is ample space for a tall or American fridge freezer and space for a dining table and seating area as used by current owners. This is a real family room with french doors leading out into the garden for those gatherings over the summer months. The room also boasts two Velux windows to allow natural light and is finished with black laminate worktops with tiled splashback.

Utility

1.63 x 1.62 (5'4" x 5'3")

Located between the kitchen diner and rear door this useful area offers voids for a washing machine and dryer with all relevant plumbing with worktop for storage and boiler mounted on the wall.

Downstairs WC

1.46 x 0.83 (4'9" x 2'8")

Always convenient is the downstairs WC with low flush WC, wall mounted hand basin with tiled splashback and UPVC window with privacy glass.

Master Bedroom

3.64 x 3.02 (11'11" x 9'10")

A carpeted double room with ample power points and UPVC window overlooking the rear elevation.

Bedroom 2

3.87 x 3.01 (12'8" x 9'10")

A carpeted double with UPVC window overlooking the front elevation.

Bedroom 3

2.64 x 2.32 (8'7" x 7'7")

A deceptively large single room with carpeted flooring and UPVC window overlooking the front elevation.

Family Bathroom

2.53 x 2.29 (8'3" x 7'6")

A four-piece family bathroom with double shower cubicle, large bath with side-mounted taps, low flush WC and pedestal sink. The whole room is tiled floor to ceiling with UPVC glazed window with privacy glass allowing natural light.

Garage

4.44 x 2.45 (14'6" x 8'0")

A brick-built single garage with steel door to front and original wooden sash window. The room has electrical points and lighting.

Front of Property

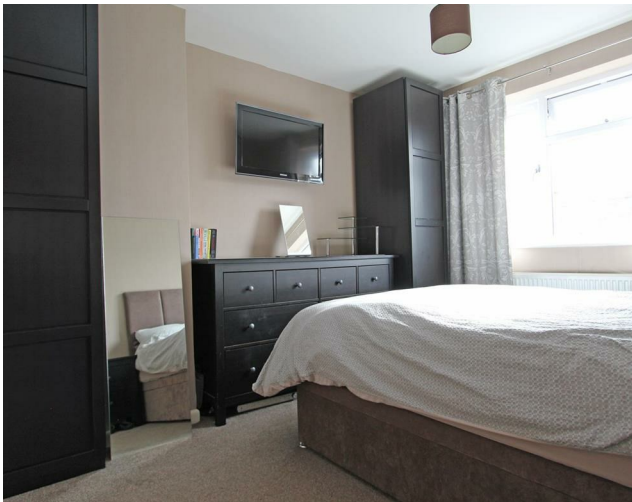
The property offers 3 off-road parking spaces on the brick-clad driveway with large double gates leading to the rear garden.

Rear Garden

A lawned garden with an Indian stone patio area and pathway offering a private space for the family. The perimeter is maintained with panel fencing on either side with mature trees scattered throughout.









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Energy Efficiency Rating	
	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	
	86
	67
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
England & Wales	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.

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.

