



Glascoed Road, St. Asaph LL17 0LG

£340,000

Monopoly Buy Sell Rent is delighted to offer you this brilliant opportunity to purchase Caer Delyn. A deceptively large 3 double-bedroomed bungalow set in a rural location, albeit only a short drive to the A55 expressway, set on a large plot with a static caravan in situ. The property briefly comprises a spacious hallway with storage, a generous lounge with a central fireplace, a good-sized kitchen diner, a utility room, WC, rear porch, three double bedrooms, and a family bathroom. In need of modernisation but could provide the perfect opportunity for someone to create their own 'dream' home. VIEWING IS HIGHLY RECOMMENDED.

- Spacious Detached Bungalow
- Static Caravan, Garage & Long Driveway
- Potential to Improve
- Tax Band E
- Three Double Bedrooms
- Convenient Location Near A55 Expressway
- Tenure - Freehold



Hallway

3.67 x 2.11 (12'0" x 6'11")

A timber front door leads into this 'L' shaped hallway with carpeted flooring, storage cupboards and doors leading to all rooms.

Lounge

6.09 x 4.12 (19'11" x 13'6")

A good-sized lounge with laminate flooring and a large uPVC window overlooking the front of the property. Central fireplace with marble surround and fire inset with glazed doors opening through to the kitchen diner.

Kitchen Diner

6.07 x 3.26 (19'10" x 10'8")

Generous kitchen diner with ample pine base, wall, drawer and display units with laminate worktop and half stainless steel sink with mixer tap. Void for electric oven, dishwasher and Rayburn (which is no longer in use). Two large uPVC windows overlook the rear of the property with laminate flooring in the kitchen area and carpet in the dining area. Plenty of space for table and chairs. Radiator and coved ceiling.

WC

1.96 x 0.87 (6'5" x 2'10")

With vinyl flooring, wall-mounted handwash basin and low flush WC.

Utility

2.85 x 2.44 (9'4" x 8'0")

Useful room with tiled flooring, part tiled walls with wall mounted sink and plumbing for the washing machine and space for tumble dryer.

Rear Porch

2.85 x 2.44 (9'4" x 8'0")

Useful space with tiled flooring, uPVC window and a timber door opens out to the rear garden.

Master Bedroom

4.08 x 3.64 (13'4" x 11'11")

Sizeable double bedroom with carpeted flooring and a large uPVC window overlooking the rear of the property.

Bedroom 2

4.38 x 3.52 (14'4" x 11'6")

Large double bedroom with carpeted flooring, built-in double wardrobe and uPVC double glazed window overlooking the front of the property.

Family Bathroom

2.92 x 2.41 (9'6" x 7'10")

A considerable fully tiled bathroom with a single shower cubicle, enamel bath, pedestal sink, and privacy window overlooking the rear of the property.

Bedroom 3

3.32 x 2.73 (10'10" x 8'11")

Double bedroom with built-in wardrobe and uPVC double glazed window overlooking the front of the property.

Single Garage

Brick built single garage with wooden doors.

Front Garden

A field with two residential sheep and a long driveway with parking spaces for four vehicles.

Rear Garden

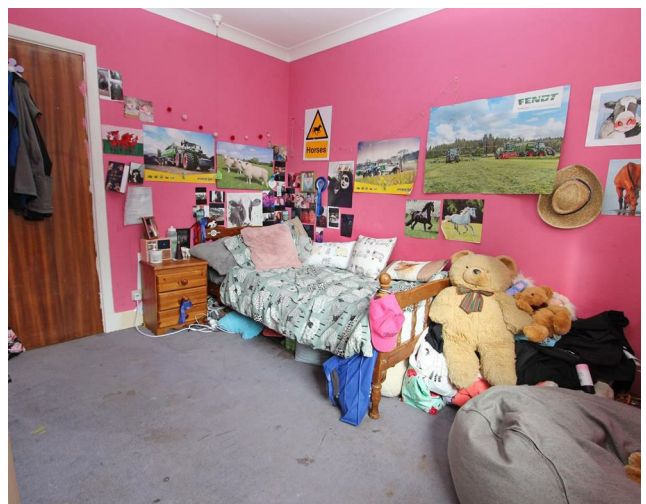
A long fenced rear garden mostly laid to lawn with concrete area housing a static caravan that has been in situ for a number of years.

Additional Information

The property benefits from oil central heating and double glazed windows throughout. Council Tax Band E. There is a static caravan in situ. Huge potential to improve!











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			
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.

