



## Crud Y Castell, Denbigh LL16 4PX £250,000

Monopoly Buy Sell Rent is pleased to offer for sale this modern and beautifully presented three-bedroom detached house situated in the popular residential area of Crud Y Castell in lower Denbigh with views towards the town, Castle House, and open countryside. The property is located close to local schools, shops, leisure centre and a local park with beautiful country walks from your doorstep!

In brief, the property comprises a useful entrance hall, good sized lounge, dining room, a fitted kitchen with a breakfast bar, utility room and an integral garage. To the first floor there are two double bedrooms a single bedroom and a modern fitted bathroom. To the front of the property is a wide driveway providing parking for two cars, an integral single garage, and an enclosed private rear garden with patio and split-level lawned garden.

- Well Presented, Modern Detached House
- Close to All Local Amenities
- Close to Excellent Schools
- Two Reception Rooms & Utility
- Garage and Off Road Parking
- Country Walks From Your Doorstep
- Freehold Property
- VIRTUAL TOUR AVAILABLE



## Entrance Hall

A welcoming bright hallway with a white uPVC double glazed front door having decorative glazing, wood effect laminate flooring, a radiator, and plenty of space to keep your shoes and coats. A panelled door leads into the lounge and stairs lead up to the first floor.

## Lounge

4.12 x 3.55 (13'6" x 11'7")

A good-sized lounge with wood effect laminate flooring and a door leading you to the dining room. A large double-glazed window overlooks the front of the property and has a large radiator underneath and coved ceiling.

## Dining Room

3.61 x 2.35 (11'10" x 7'8")

The wood effect laminate flooring continues through to the dining room situated adjacent to the kitchen with a double-glazed window overlooking the rear garden having a radiator underneath and coved ceiling.

## Kitchen

3.63 x 2.64 (11'10" x 8'7")

Fitted with a range of modern beech effect wall, drawer, and base units with a black granite effect worktop, integrated double oven with a four-ring gas hob having an extractor hood above with tiled splashback, breakfast bar area, and slate effect tiled flooring. A double-glazed window overlooks the rear of the property with a useful understairs storage cupboard and an archway leads you to the utility room.

## Utility Room

2.74 x 2.21 (8'11" x 7'3")

A bright and useful room surrounded by double-glazed windows and a uPVC external door with pine effect base unit with granite effect worktop, slate tiled floor to match the kitchen, space for white goods and an internal door leading into the garage.

## Landing

Up the stairs to this carpeted landing with lights coming from the small side window with sill. Panelled white doors lead you to all rooms with a storage cupboard and loft hatch.

## Master Bedroom

3.58 x 2.92 (11'8" x 9'6")

A sizable double bedroom with a large uPVC double glazed window overlooking the front of the property with views towards Moel Famau and the Clwydian Hills. Wood effect laminate flooring, radiator and plenty of space for storage cupboards.





## Bedroom 2

3.63 x 2.95 (11'10" x 9'8")

A good-sized double bedroom with far-reaching views over the rear garden towards Castle House and open countryside. Running the extent of one wall is a large built-in fitted wardrobe with mirrored sliding doors, radiator and wood effect laminate flooring.

## Bedroom 3

2.62 x 2.13 (8'7" x 6'11")

A single bedroom with double glazed window overlooking the front of the property having a storage cupboard over stairs, radiator and wood effect laminate flooring.

## Bathroom

2.08 x 1.68 (6'9" x 5'6")

Well-appointed family bathroom fitted with a modern white suite comprising a 'P' shaped bath with shower screen and thermostatic shower over with monsoon style head, a vanity unit with wash basin and WC, fully tiled walls and a double glazed privacy window overlooks the rear.

## Garage

5.60 x 2.40 (18'4" x 7'10")

An integral single garage with up and over door, lights and power, housing the combination boiler providing heating and hot water.

## Front Garden

To the front of the property is a wide tarmac driveway providing off-road parking for two cars with a small lawned area with a border full of colourful perennials. A pathway leads you either side of the property with timber gates giving access to the rear garden.

## Rear Garden

A private and enclosed rear garden with a flagged patio area, a lawn area with a low-level dry stone wall providing a raised border full of colourful perennials and a sleeper with a sloping lawn area leads upwards to a newly planted hedge that forms the rear boundary.







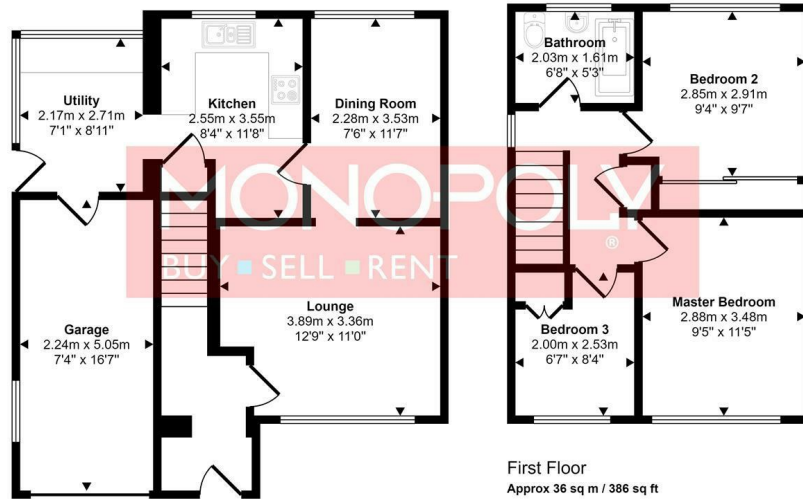




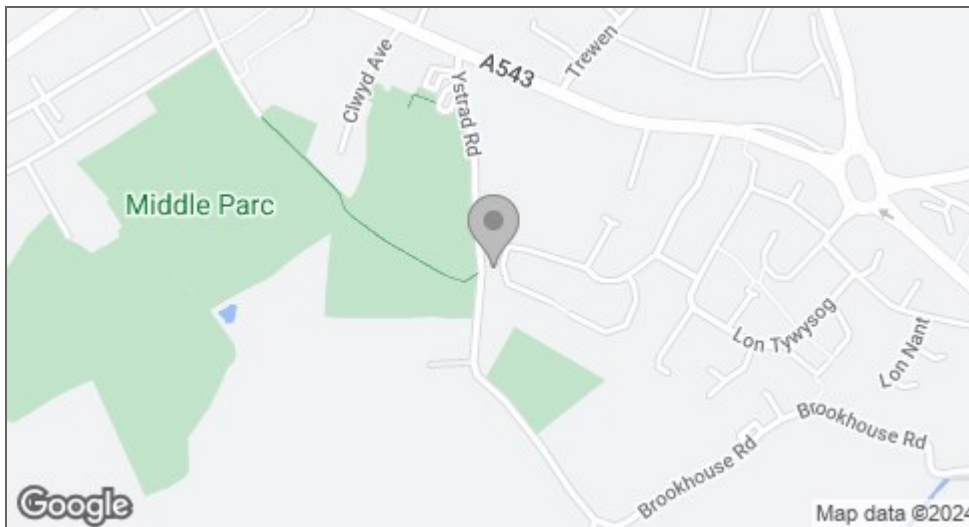




Approx Gross Internal Area  
92 sq m / 992 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
<b>England &amp; Wales</b> 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.

