



Rhyl Road, Denbigh LL16 3DU

£200,000

Monopoly Buy Sell Rent are pleased to offer this fantastic three-bedroom property in lower Denbigh. Built in 1993, the popular development offers fantastic accommodation which are close to all local amenities and excellent schools. The property briefly offers a lounge, kitchen diner, three bedrooms, a modern bathroom and low maintenance rear garden. The property offers a perfect first step on the ladder to any first-time buyers. Viewing Highly Recommended!

- 3 Bedroom Semi-Detached Property
- Close To Local Amenities
- UPVC Windows and Doors Throughout
- Council Tax Band C
- Excellent Schools Nearby
- Off Road Parking
- Low Maintenance Rear Garden
- Freehold Property



Hallway

A UPVC door leads into a carpeted hallway with stairs leading to the first floor and a doorway leading to the lounge.

Lounge

4.70 x 3.34 (15'5" x 10'11")

A bright open lounge with laminate flooring throughout. The room has a large UPVC window overlooking the front of the property with a gas fire set in marble surrounded by a timber mantelpiece.

Kitchen Diner

4.35 x 2.49 (14'3" x 8'2")

A high gloss kitchen with ample base and wall units throughout with an integrated electric oven, gas hob and extractor hood with voids for a washing machine and dishwasher. The room has a tiled floor throughout with space for a small table and chairs. Door to under stair housing gas combi boiler and a useful storage area. A UPVC door leads to the rear garden with understairs storage.

Master Bedroom

4.08 x 2.57 (13'4" x 8'5")

A substantial double bedroom with carpeted flooring and UPVC double-glazed window overlooking the front elevation. There is ample space for a large wardrobe with a radiator and electrical points throughout.

Bedroom 2

3.14 x 2.27 (10'3" x 7'5")

A carpeted double room with UPVC window overlooking the rear garden and electrical points throughout.

Bedroom 3

3.43 x 1.71 (11'3" x 5'7")

A single room with laminate flooring and UPVC double-glazed window overlooking the front elevation. There is a built-in overstairs cupboard for additional storage and electrical points throughout.

Family Bathroom

2.20 x 1.98 (7'2" x 6'5")

A fabulous fully tiled bathroom offering a P-shaped bath with a thermostatic shower over and a glazed shower screen. The room also boasts a modern low flush WC and pedestal sink. There is a chrome laddered radiator and mirror with a shaver plug to further enhance the room.

Front Garden

Located in a quiet cul de sac the front garden offers off-road parking with a paved pathway leading to the front door and lawn leading around the side of the property.

Rear Garden

The two-tiered rear garden has been designed to be low maintenance by the current owners with a blend of slate waste and paving on the lower tier and artificial grass on the upper section. There are planters and raised beds throughout with wooden fencing marking the perimeter.

Additional Information

The windows and doors were fitted in 2018 by the current owners with an Ideal Combi boiler located beneath the stairs.

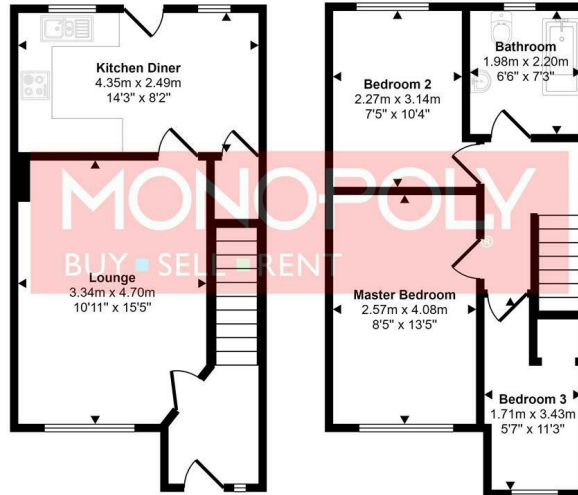




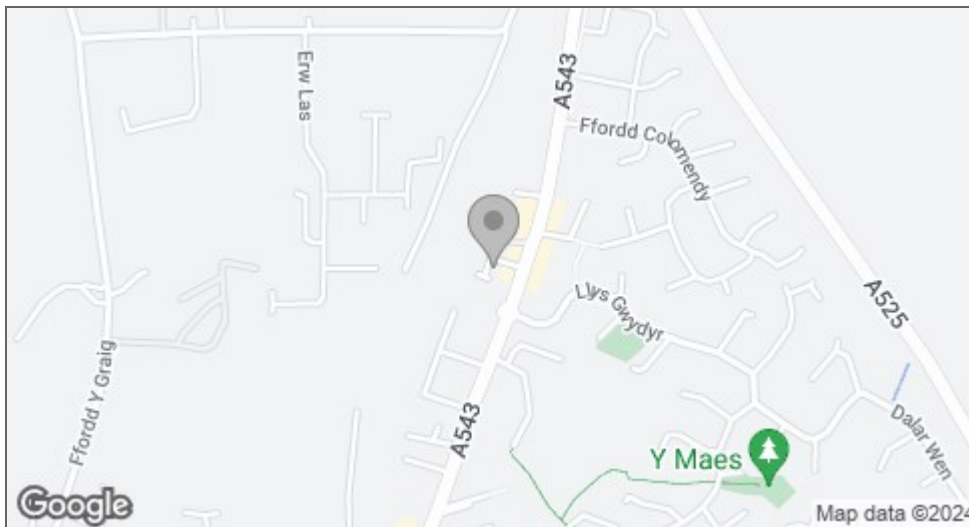




Approx Gross Internal Area
68 sq m / 730 sq ft



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		72	
(54-68) 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			
(54-68) 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.

