



Dol Hyfryd, Denbigh LL16 4PZ

£350,000

Monopoly Buy Sell Rent is pleased to offer for sale this beautifully presented four double bedroom detached family home, situated in a quiet cul-de-sac just off the highly sought after Ruthin Road, close to local schools, leisure center and all local amenities. A versatile and well-balanced home that is perfectly designed for modern living, comprises of entrance hall, living room, open plan kitchen and dining room, utility and downstairs WC. Four double bedrooms, one with en-suite and family bathroom. Large driveway, single garage and spectacular well-designed, wheelchair-friendly south-facing rear garden.

- Immaculately Presented Detached Property
- Four Generous Bedrooms, One with En-Suite
- Stunningly Designed South Facing Garden
- Open Plan Kitchen and Dining Room
- Garage and Large Driveway
- Beautifully Decorated Throughout



Downstairs WC

1.93 x 1.02 (6'3" x 3'4")

White pedestal hand wash basin and low flush W.C, tiled effect decorative walls, radiator, vinyl flooring and small obscure double glazed window.

Hallway

4.62 x 1.49 (13'1".203'4" x 4'10")

A glazed composite front door leads you into this light and spacious hallway with carpeted flooring, radiator, doors leading to most rooms and a staircase and banister that leads you up to the first floor.

Living Room

5.12 x 3.47 (16'9" x 11'4")

French doors open up to this well-proportioned living room with carpeted flooring and a large double glazed bay window overlooking the front garden. A central wall-mounted electric fireplace with recess above for wall-mounted TV, coved ceiling, radiator.

Kitchen

7.69 x 2.93 (25'2" x 9'7")

A tremendous open-plan kitchen and dining room offering a fabulous family living space. The kitchen offers a range of white high gloss wall, drawer and base units with quartz worktops and stainless steel sink with mixer tap. Range of integrated appliances to include fridge/freezer, electric oven with gas hob, extractor hood and dishwasher and a space for washing machine, vinyl flooring, power points and radiator. UPVC double glazed French doors open out to the rear garden and a door leads you into the utility room.

Utility

3.11 x 2.08 (10'2" x 6'9")

Useful utility room with tiled flooring and door to garage. UPVC double glazed window overlooks the rear garden and a door leads outside to the side of the property. Plenty of room for storage and spaces for white goods. At the moment there is a lift up to the fourth bedroom, this will be removed before the completion of the sale.

Garage

5.11 x 3.51 (16'9" x 11'6")

Single garage with up and over doors, having concrete flooring, power and light installed, housing the Worcester boiler.

Master Bedroom

5.10 x 3.35 (16'8" x 10'11")

A spacious double bedroom with carpeted flooring, plenty of room for storage having two uPVC double glazed window overlooking the front garden, radiator and master en-suite.



Master En Suite

3.69 x 1.16 (12'1" x 3'9")

Offering a pedestal hand wash basin and low flush WC. A large shower enclosure with thermostatic shower, chrome towel radiator, vinyl flooring, part tiled walls and a small obscure uPVC window overlooking the side of the property.

Bedroom 2

4.56 x 3.48 (14'11" x 11'5")

A carpeted double bedroom with plenty of space for storage. Radiator, power points and uPVC double glazed window overlooking the front of the property.

Bedroom 3

3.68 x 3.42 (12'0" x 11'2")

A carpeted double room with plenty of space for storage, radiator, power points and uPVC double glazed window overlooking the rear garden.

Bedroom 4

3.96 x 3.37 (12'11" x 11'0")

A carpeted double bedroom with plenty of space for storage, radiator, power points and uPVC double glazed window overlooking the rear garden. At the moment there is a lift going down into the utility, this will be removed before the completion of the sale.

Bathroom

2.91 x 1.95 (9'6" x 6'4")

Fitted with a three-piece white suite comprising of panelled bath, pedestal hand wash basin and low flush W.C. Part tiled walls, vinyl flooring, long chrome heated towel rail and obscure uPVC double glazed window overlooks the rear of the property.

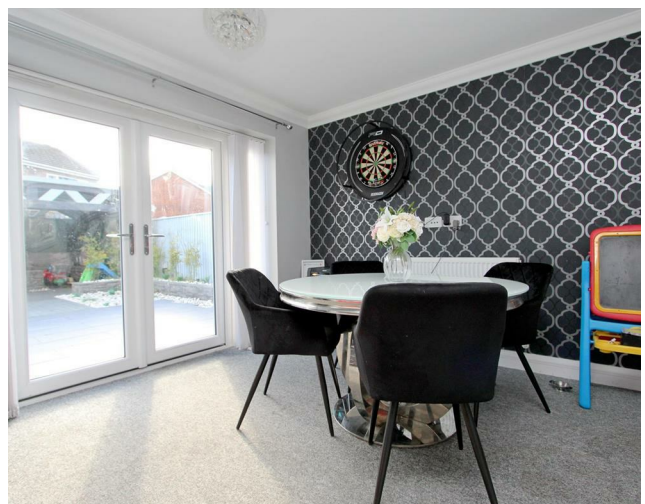
Front Garden

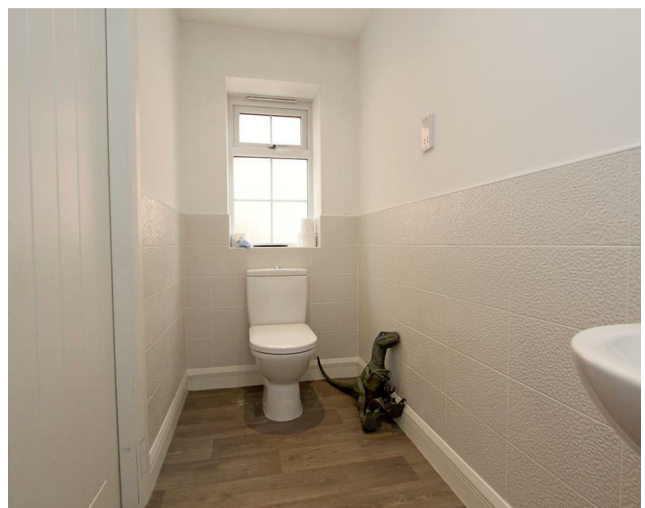
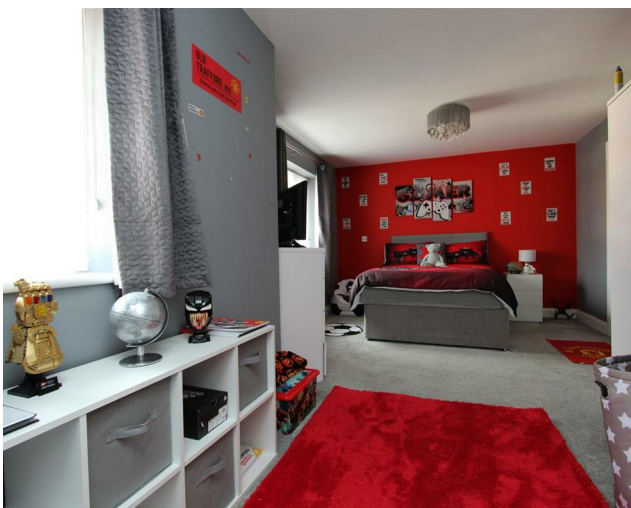
A large blocked paved driveway leads you to the garage and the front door with a neat lawned garden having evergreen shrubs.

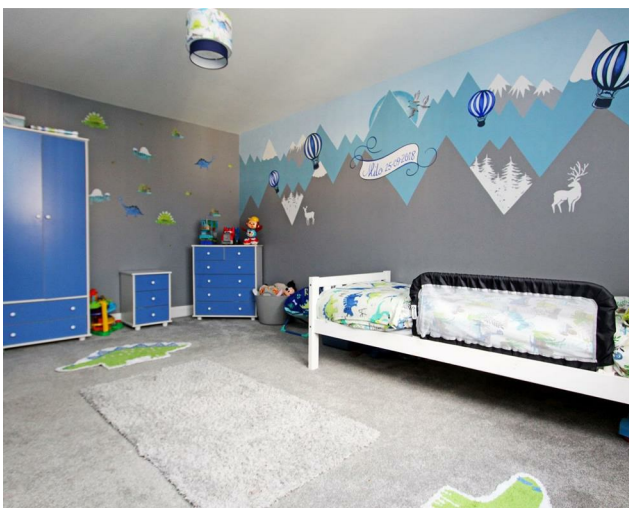
Rear Garden

A stunningly designed south-facing rear garden that's wheelchair friendly and easily maintained, having Astro turf lawn, large patio area with undercover seating, purpose-built water feature and a sunken trampoline. Tiled pathway and a cobbled perimeter with bamboo planting.











For Service Beyond the Sale

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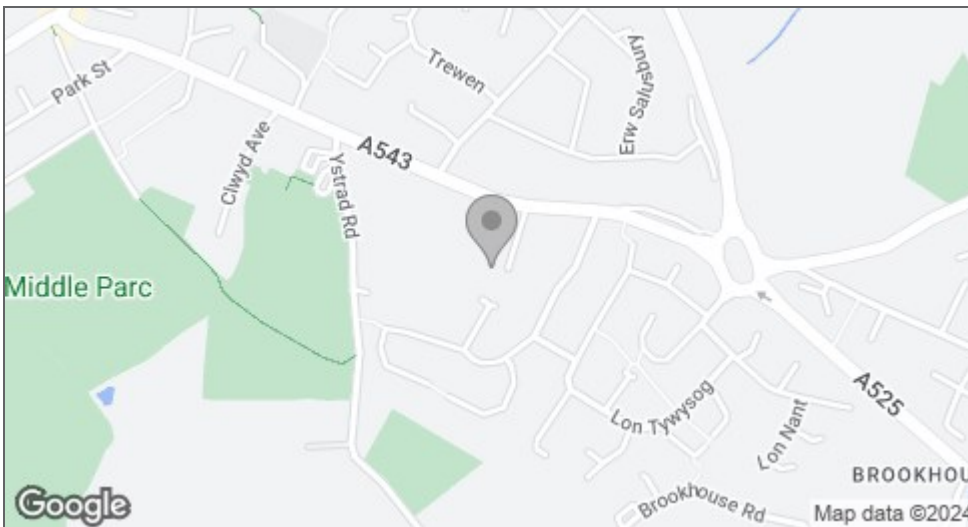
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A row of colorful houses and trees, representing a neighborhood.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	92
(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.

