



## Lon Nant, Denbigh LL16 4BE

### £269,950

Monopoly Buy Sell Rent is pleased to offer this great three-bedroom detached bungalow situated in a highly sought-after location on a quiet cul de sac in lower Denbigh. In brief, the property comprises a large lounge, open-plan kitchen, a dining area and a conservatory with three bedrooms a family bathroom and a large enclosed rear garden with a single garage and driveway. Viewing is highly advised to fully appreciate!

- Fantastic Detached Bungalow
- Three Bedrooms
- Good Sized Rear Garden, Garage & Driveway
- Excellent Local Schools
- Tax Band D
- Desirable Cul De Sac Location
- Open Plan Kitchen, Dining Area & Conservatory
- Close To Local Amenities
- Tenure - Freehold



## Hallway

4.12m x 1.33m (13'6" x 4'4")

An inviting hallway with vinyl and carpeted flooring, having two large storage cupboards, a radiator with cover and doors leading to the lounge, family bathroom, and 3 bedrooms.

## Lounge

6.26m x 3.34m (20'6" x 10'11")

A spacious lounge with a wall-mounted electric fireplace, carpeted flooring, and a large double glazed window overlooking the front of the property allowing in plenty of natural light.

## Dining Room

2.91m x 2.39m (9'6" x 7'10")

An open-plan dining room that is adjacent to the kitchen with carpeted flooring and a double-glazed window overlooking the rear of the property.

## Kitchen

3.29 x 2.35 (10'9" x 7'8")

A white high gloss fitted kitchen having a range of base, drawer, and wall units with black starlight granite worktop with a sloping drainer, and stainless steel sink with a mixer tap. A double oven sits at the center of the kitchen with an electric hob, stainless steel splashback, and hood above. Voids for an American-style fridge freezer and washing machine with an integrated slimline dishwasher and the oak laminate flooring runs through into the conservatory.

## Conservatory

4.15m x 3.29m (13'7" x 10'9")

## Master Bedroom

4.56m x 3.02m (14'11" x 9'10")

A carpeted double bedroom with a double-glazed window overlooking the front of the property. The room has plenty of space for storage.

## Family Bathroom

2.74 x 2.38 (8'11" x 7'9")

A spacious bathroom fitted with a modern white three-piece suite comprising a panelled 'P' shaped bath with a mixer tap having a shower over with a screen, pedestal hand wash basin and a low flush WC. Vinyl wood effect flooring, part tiled walls with decorative border, radiator, and double glazed window with frosted glass overlooking the side of the property.

## Bedroom 2

Generously sized double bedroom with a large double-glazed window overlooking the rear garden with carpeted flooring and a radiator.

## Bedroom 3

5.72 x 1.87 (18'9" x 6'1")

Carpeted bedroom with fitted double wardrobe having sliding mirrored door, radiator, and a double glazed window overlooking the rear property.

## Garage

4.65 x 2.30 (15'3" x 7'6")

Up and over door with uPVC window to rear.

## Front Garden

A tarmac driveway provides off-road parking for one vehicle and leads you to the single garage with a path leading you to the front door. The front garden is laid to lawn with hedges on each side, with a tree and a golden gravel border filled with shrubs.

## Rear Garden

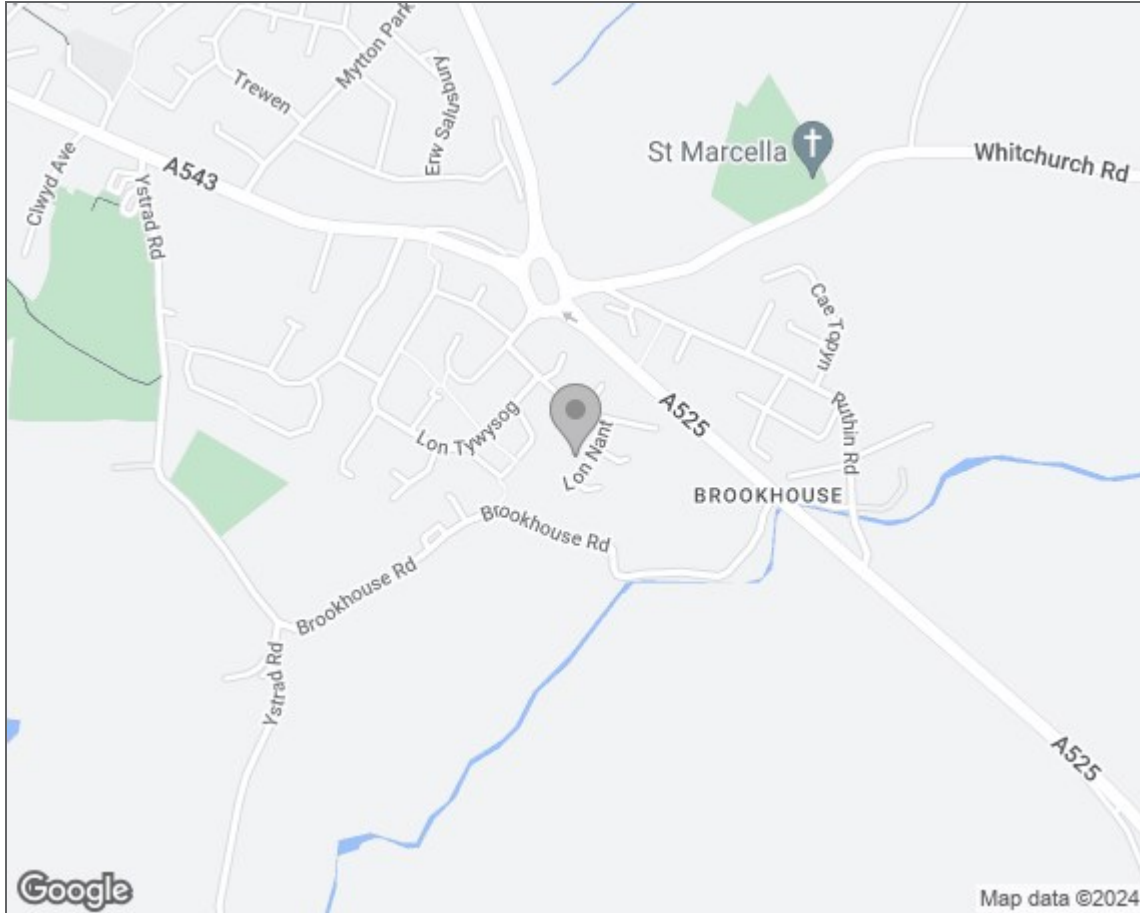
The enclosed rear garden offers two paved patio areas, a large lawned area with golden graveled borders, and a raised border all filled with shrubs and perennials. There's also a path with timber gates that lead you down each side of the property, all bounded by paneled fencing on either side and a hedge to the rear.











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		66	81
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			
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.

