



## Parc Derwen, Denbigh LL16 5TJ

### £365,000

Monopoly Buy Sell Rent are delighted to offer for sale this lovely 4 bedroom detached family home in a sought after quiet cul-de-sac position in Denbigh Green. The excellently presented and appointed living accommodation has a light and airy ambience briefly comprising of a reception hall, lounge, fully fitted kitchen/dining room, utility and a guest WC. On the first floor of this lovely home you will find the master bedroom with an ensuite shower room, three further double bedrooms and the main family bathroom. Outside there are gardens to both the front and rear as well as a driveway which provides off road parking and leads to an attached single garage with an up and over door. The property also benefits from gas central heating and double glazing throughout. Early internal inspection of this fine home is highly recommended.

- Fantastic Family Home
- Excellent Local Schools
- Located In Quiet Cul De Sac
- Gardens, Off Road Parking
- Council Tax Band - F
- 4 Double Bedrooms
- Spacious Kitchen Diner
- Well Appointed Throughout
- Tenure - Freehold
- Viewing Highly Recommended



## Open Storm Porch

Composite front door with glazed panels and matching full length frosted side panels, tiled floor and wall mounted courtesy lantern.

## Reception Hall

3.00 x 1.88 (9'10" x 6'2")

Solid oak flooring, double radiator, inset spotlights to the ceiling and access to lounge, kitchen and guest WC.

## Lounge

6.71 x 3.52 (22'0" x 11'6")

A bright and airy room with uPVC double glazed window overlooking the front and double glazed doors opening out onto the rear gardens, two radiators, carpeted floor covering, a feature fireplace with a modern log burner and beautiful slate hearth, coving to the ceiling and inset spotlights to the ceiling.

## Kitchen Diner

7.97 x 2.89 (26'1" x 9'5")

uPVC double glazed window overlooking the front gardens with a radiator below, further uPVC double glazed window overlooking the rear garden, superbly appointed kitchen with grey shaker style range of wall and base units with oak work surfaces and tiled splashback, pull out larder unit, feature recess display lighting beneath the wall units, integrated oven and dishwasher, five ring gas hob with extractor hood above, inset with 1 1/2 bowl sink unit, breakfast bar area, plumbing for american style fridge freezer, a wood effect tiled floor and inset spotlights to the ceiling.

## Utility

2.07 x 1.85 (6'9" x 6'0")

uPVC door with double glazed panel and uPVC double glazed window aside leads out onto the rear gardens. Grey shaker style wall and base and units with an inset single bowl single drainer stainless steel sink unit with mixer taps, space and plumbing for washing machine and tumble dryer and a wood effect tiled floor.

## Downstairs WC

1.85 x 1.04 (6'0" x 3'4")

Low level WC, vanity unit incorporating wash hand basin with mixer taps, tiled floor, single radiator and an extractor fan.

## Landing

2.96 x 0.98 (9'8" x 3'2")

From the reception hall there is a carpeted staircase leading to the first floor landing where there are doors giving access to the bedrooms and bathroom, a single radiator and access to the loft space.





## Master Bedroom

3.88 x 3.56 (12'8" x 11'8")

uPVC double glazed window overlooking the front, double radiator below, carpeted floor covering and a door leads through to the ensuite.

## Ensuite

1.95 x 1.88 (6'4" x 6'2")

Frosted uPVC double glazed window front aspect, double depth fully tiled open shower area, low level WC, vanity unit incorporating wash hand basin with mixer taps, feature vertical heated towel rail, tiled floor, part tiling to the walls and an extractor fan.

## Bedroom 2

3.74 x 2.95 (12'3" x 9'8")

A double bedroom with a uPVC double glazed window overlooking the front gardens, double radiator below and carpeted floor covering.

## Bedroom 3

2.98 x 2.66 (9'9" x 8'8")

A double bedroom with a uPVC double glazed window overlooking the rear gardens, double radiator below and carpeted floor covering.

## Bedroom 4

2.66 x 2.60 (8'8" x 8'6")

A double bedroom with a uPVC double glazed window overlooking the rear gardens, double radiator below, carpeted floor covering. and full length fitted wardrobes.

## Family Bathroom

2.60 x 1.66 (8'6" x 5'5")

Frosted uPVC double glazed window rear aspect, matching suite with enclosed bath with a separate shower unit above and shower screen, vanity unit incorporating wash hand basin and low level WC, vertical heated towel rail, tiled floor, full tiling to the walls and an extractor fan.

## Garage

5.33 x 2.59 (17'5" x 8'5")

Single garage with up and over door with access to the rear of the property.

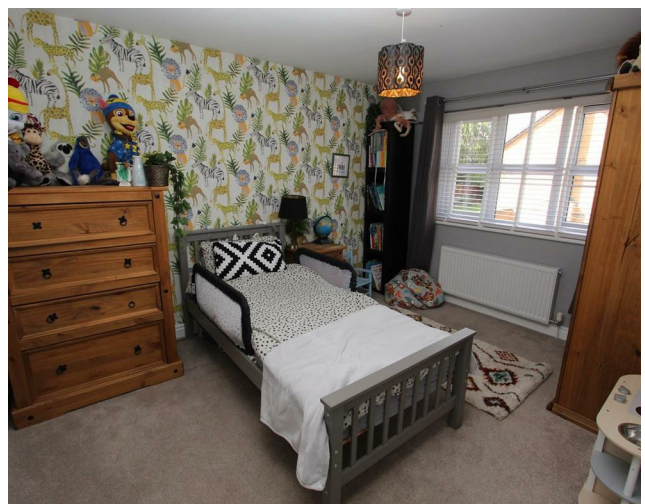
## Outside

To the front of the property, there is a lawned area with pathways either side to access the rear of the property which are fence enclosed and very private. There is a lawned area with established planting and a large patio area. There is also an outside tap and sensor security lighting to the rear elevation.



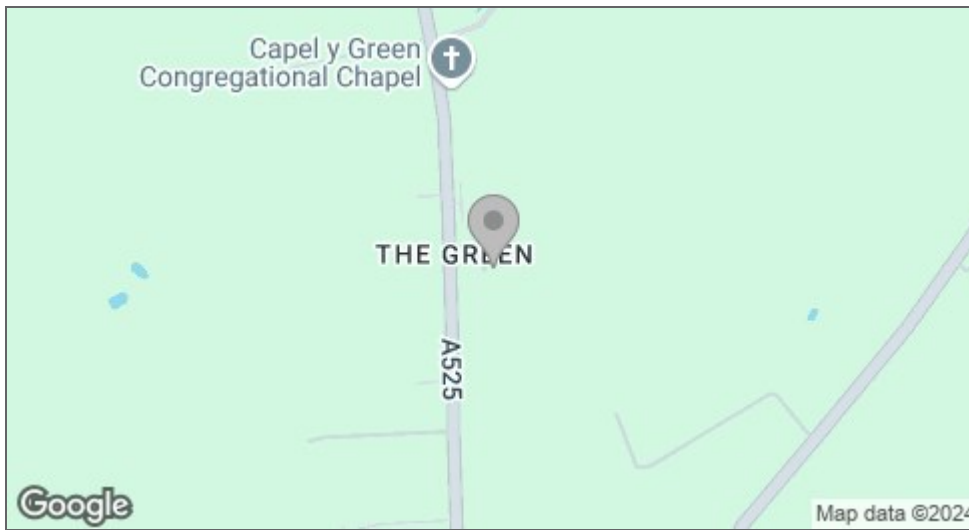
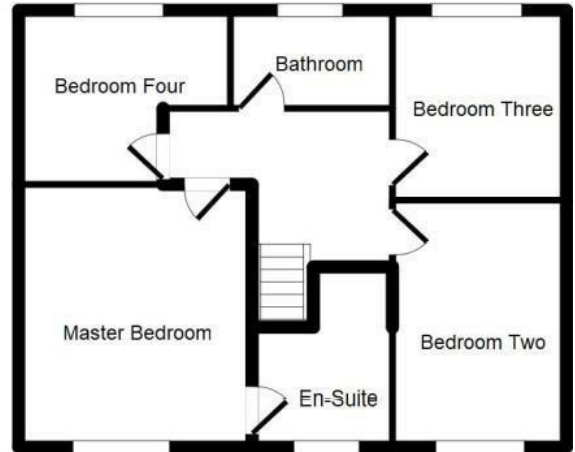
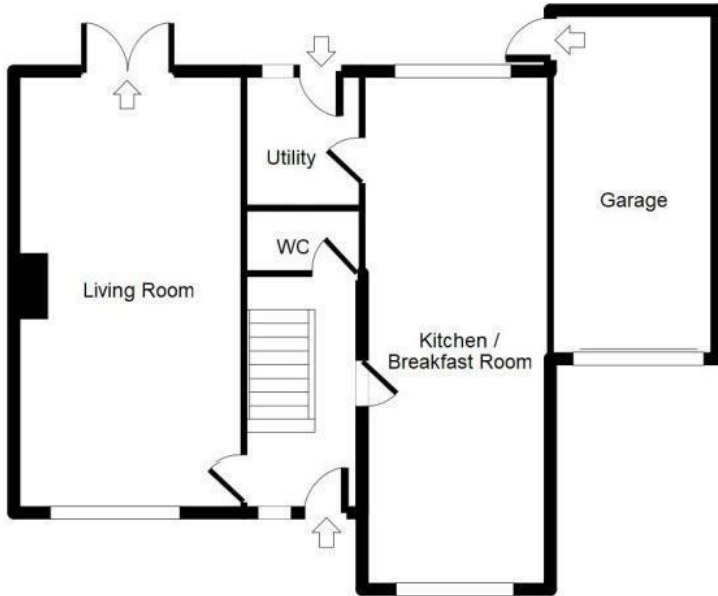












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</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.

