



Parc Y Llan, Denbigh LL16 5AS

£225,000

Monopoly Buy Sell Rent is pleased to offer for sale this immaculately presented two-bedroom detached bungalow with a detached garage situated on a quiet residential cul-de-sac in the highly sought-after village of Henllan, with its local shop & post office, church, chapel, community hall, primary school and a thatched pub dating back to the 13th century.

The property briefly comprises 'L' shaped hallway with storage cupboard, fitted kitchen with views over the rear garden, open plan lounge and dining room, two double bedrooms and a modern fitted bathroom. The front of the property offers a large driveway allowing off-road parking for several vehicles, as well as a single detached garage and a lawned front garden. To the rear, there is an enclosed and private garden with a lawned area, Eco patio a rockery, a pond, and well-stocked colourful borders. VIEWING A MUST!

- Detached Bungalow
- Open Plan Loung Dining Room
- Private & Well Kept Gardens
- Sought After Village Location
- Council Tax Band C
- Two Double Bedrooms
- Driveway and Detached Garage
- Air Source Heat Pump and Solar Panels Fitted December 2023
- Freehold Tenure
- 360 Virtual Tour Available



Hallway

A glazed uPVC front door opens into this inviting L-shaped hallway with a storage cupboard having a hatch to access the loft, consumer unit, wood laminate flooring and oak veneer doors to all rooms.

Lounge

4.00 x 3.02 (13'1" x 9'10")

A cosy open plan lounge with wood laminate flooring and an opening into the dining room and rear garden.

Dining Room

2.70 x 2.35 (8'10" x 7'8")

A fabulous open plan dining room with double glazed windows overlooking the rear garden having French doors opening out onto the patio area with wood laminate flooring...A perfect place to watch the wildlife!

Kitchen

3.36 x 3.00 (11'0" x 9'10")

A light cream country style kitchen with a range of fitted units and woodblock effect worktops having an integrated electric oven, induction hob and stainless-steel hood above, an integrated fridge freezer and dishwasher, stainless steel sink with mixer tap and void for washing machine. A large storage cupboard houses the oil boiler and tiled effect vinyl flooring with a uPVC double glazed external door.

Master Bedroom

4.37 x 3.64 (14'4" x 11'11")

A considerable-sized double bedroom with a fitted triple wardrobe with sliding doors, and double-glazed windows that reach the floor with views of the front garden, carpeted flooring, and a radiator.

Bedroom 2

2.76 x 2.70 (9'0" x 8'10")

A carpeted bedroom with newly plastered walls

having a radiator and a double-glazed window overlooking the front of the property.

Bathroom

1.94 x 1.66 (6'4" x 5'5")

A white three-piece bathroom suite comprising panelled bath with shower over, vanity unit with handwash basin and low flush WC, fully tiled walls, extractor fans, chrome radiator, and a privacy uPVC window overlooking the side of the property.

Garage

A detached garage with up-and-over door having power and lights and a window to the side.

Front Garden

At the front of the property there's a long driveway that provides off-street parking for two or more vehicles leading up to the detached garage, with lawned garden surrounded by planted colourful border.

Rear Garden

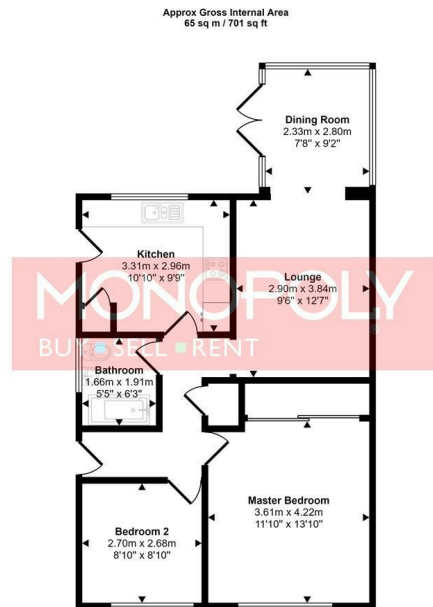
The private and enclosed rear garden that is mainly laid to lawn with an Eco patio area enjoying a sunny aspect with fully stocked colorful borders and rockery with a wildlife pond, all bounded by a panelled fencing.











Floorplan

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			92
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E		41	
(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.

