



## Bron Castell, Denbigh LL16 3NS

**£219,000**

Monopoly Buy Sell Rent are pleased to offer the striking 3-bedroom bungalow located in the desirable cul de sac of Bron Castell with stunning views of the castle from the front of the property. The property is sold with no onward chain and offers an excellent opportunity for anyone looking to update this spacious 3-bedroom property. The bungalow has UPVC double-glazed windows throughout with an ideal combi gas boiler located in the airing cupboard in the kitchen diner. It briefly comprises of a large lounge, an elongated kitchen diner, 3 bedrooms (2 double), a shower room with a thermostatic shower and a single garage. The corner plot offers extensive gardens to the front with a low-maintenance rear yard.

- 3 Bedroom Detached Property
- Wrap Around Gardens
- Close To Local Amenities
- Freehold Property
- Stunning Views Of The Castle
- Large Kitchen Diner
- Beautiful Country Walks From Your Doorstep
- Council Tax Band D



## Hallway

A UPVC door leads into an open L-shaped hallway with doors leading to all rooms. There is also the consumer unit near the front door in addition to a storage cupboard for small household appliances and loft access.

## Lounge

4.51 x 4.29 max (14'9" x 14'0" max)

A bright carpeted lounge with a stone fireplace and wooden surround. There is a fantastic view of the castle through the large UPVC double-glazed window and ample electrical points throughout.

## Kitchen Diner

5.42 x 2.65 max (17'9" x 8'8" max)

A long kitchen diner with ample wooden base and wall units for storage. There are voids for a washing machine, cooker, and tall fridge freezer with two UPVC double-glazed windows overlooking the rear yard. The former airing cupboard now houses the Ideal Combi boiler and offers additional storage space. A UPVC offers access to the rear yard.

## Master Bedroom

3.82 x 3.01 (12'6" x 9'10")

A carpeted double room overlooking the rear of the property with electrical points and wall mounted radiator.

## Bedroom 2

3.62 x 2.73 (11'10" x 8'11")

The carpeted double room offers 2 UPVC windows overlooking the front of the property allowing lots of natural light and lovely views.

## Bedroom 3

2.48 x 2.05 (8'1" x 6'8")

A carpeted single room with UPVC window overlooking the front of the property. The room would serve well as a guest bedroom or home office \ study.

## Shower Room

3.00 x 1.62 max (9'10" x 5'3" max)

An adapted shower room offering a walk-in shower cubicle with a thermostatic shower, comfort toilet, pedestal sink, and chrome laddered radiator. The walls are partly tiled with a UPVC double-glazed window with privacy glass overlooking the rear elevation.

## Garage

A single garage with up and over door to the front of the property and side window. The garage has a felted roof with ample space for storage or a workshop.

## Front Gardens

Being on a corner plot the property has beautiful gardens to the front which are predominantly laid to lawn with established shrubs and stone walling. The driveway offers space for up to 2 vehicles with pathways leading either side of the property to the rear yard.

## Rear Yard

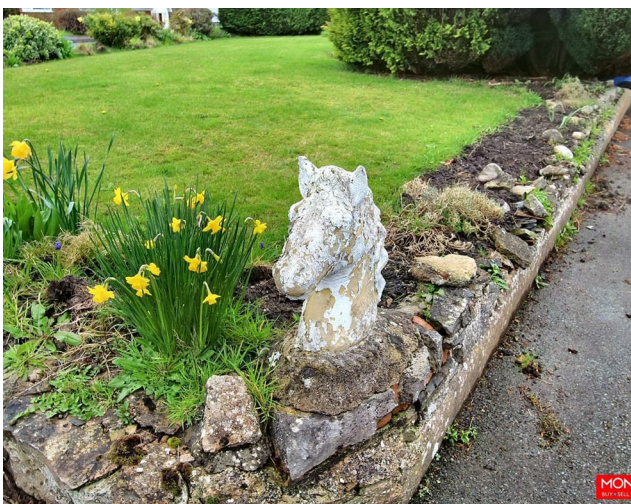
A low-maintenance rear yard with a tarmac surface and walled perimeter. A summerhouse is located in the corner with some raised beds for those with green fingers.

















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		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.

