



## St David's Lane, Denbigh LL16 3EP

### £375,000

Monopoly Buy Sell Rent are pleased to offer for sale this generously proportioned four-bedroom detached dormer bungalow which is the final property in a bespoke development in the highly sought-after location of St David's Lane, Denbigh. This superb New Build is set within an exclusive gated development of just 4 similar properties in this prestigious area of Denbigh within a short walking distance of the town centre. The ground floor offers two reception rooms along with the master bedroom and ensuite with an impressive open plan kitchen diner, utility room, office and downstairs WC. The first floor provides three additional well-proportioned bedrooms, with one additional ensuite and a spacious family bathroom. Externally the property offers a private lawned rear garden with an additional garden to the front with parking and a garage with electric roller shutter doors and a pedestrian entrance.

SIGNIFICANTLY REDUCED FOR A QUICK SALE!

- Finished to a High Specification Throughout
- Detached Dormer Bungalow
- Stunning Open Plan Kitchen Diner
- Country Walks From Your Doorstep
- Freehold Property
- Huge Reduction To Secure A Quick Sale
- 2 Contemporary En Suites
- Set Within Small Gated Community
- Close To Local Amenities
- EPC Rating - B



## Hallway

3.14 x 3.12 (max) (10'3" x 10'2" (max))

A composite front door leads you into this impressive hallway with wood effect luxury vinyl flooring, under stairs storage cupboard, doors leading off to all rooms and a turned staircase leading upstairs.

## Downstairs WC

1.85 x 1.50 (6'0" x 4'11")

Wood effect luxury vinyl flooring, pedestal wash basin, low flush WC and extractor fan

## Study

2.38 x 2.36 (7'9" x 7'8")

Useful study with carpeted flooring, power points, radiator and a uPVC double-glazed window overlooking the front of the property.

## Lounge

5.27 x 3.52 (17'3" x 11'6")

A considerable dual-aspect lounge with two double-glazed windows overlooking the side of the property with French doors having glazed windows on each side opening out into the rear garden, radiators, and power points.

## Kitchen

5.54 x 5.50 (18'2" x 18'0")

A Mammoth kitchen with off-white country-style units with wooden block worktops, tiled splashback and a stunning view of the Clwydian range. The kitchen offers an array of integrated appliances including an electric oven, a hob with hood above and a dishwasher with a void for an American fridge freezer and ample space for a table and chairs. The room is always bright with windows on three sides offering and door leading through to the utility area.

## Utility

2.15 x 2.08 (7'0" x 6'9")

A well-appointed utility with a wall-mounted ideal

boiler with voids for a washing machine and tumble dryer with additional units for storage and a wooden block worktop. A glazed door leads to the path on the side of the property with wooden plank effect tiled flooring continuing through from the kitchen.

## Master Bedroom

5.58 x 3.66 (18'3" x 12'0")

A carpeted double room with ample space for bedroom furniture with a double-glazed UPVC window overlooking the rear garden.

## Ensuite

2.13 x 1.67 (6'11" x 5'5")

This convenient ensuite offers a bath with a shower over in addition to a low flush WC and pedestal wash basin. The room has Karndean flooring with a shaving point and a double-glazed window with privacy glazing overlooking the path.

## First Floor

### Landing

The turned staircase leads onto a spacious landing with doors leading to bedroom 2, 3 and 4 as well as the family bathroom with a storage cupboard for household appliances.

### Bedroom 2

6.15 x 3.56 (20'2" x 11'8")

The large double room with carpeted flooring and a Velux window offering lots of natural light. The room has two radiators with electrical points throughout and door leading to the ensuite.

### Ensuite

2.11 x 1.71 (6'11" x 5'7")

A walk-in shower with a thermostatic shower, low flush WC and pedestal wash basin is a fantastic addition to this double second bedroom with karndean flooring throughout.



### Bedroom 3

5.46 x 3.91 (17'10" x 12'9")

A double room built into the eaves with carpeted flooring with UPVC double glazed window to the front with Velux windows on either side and built-in storage cupboard.

### Bedroom 4

5.33 x 2.60 (17'5" x 8'6")

The fourth double room with privacy window to the side of the property and Velux overlooking the rear elevation. The room has power points throughout with a radiator and built-in storage.

### Family Bathroom

2.50 x 2.06 (8'2" x 6'9")

The bathroom offers a walk-in shower with tiled surround, low flush WC and pedestal wash basin with Karndean flooring throughout and Velux window and extractor fan.

### Front Garden

A driveway leading to the property with ample parking space and access to the garage and paved pathway leading to the property. A picket fence and timber gate leads to the front garden with a sunny seating area. Beyond the garage is an additional garden area beneath the trees. Pathways lead either side of the property to the rear garden.

### Rear Garden

The rear garden is enclosed with timber fencing and the garden is predominantly laid to lawn with paved area which is perfect for a table and chairs near the property.

### Garage

A block-built 1 1/2 garage with an electric roller shutter door to the front and a pedestrian door to the side. The garage will be rendered to match the property and offers electrical points throughout.

### Additional Information

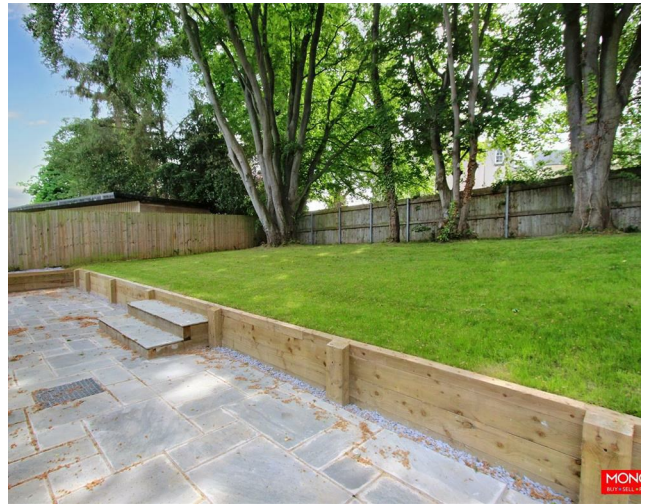
The development is nearing completion and will be tarmacked throughout once completed in the coming weeks. The electric gate will be installed with an intercom and fob system for residents and visitors.



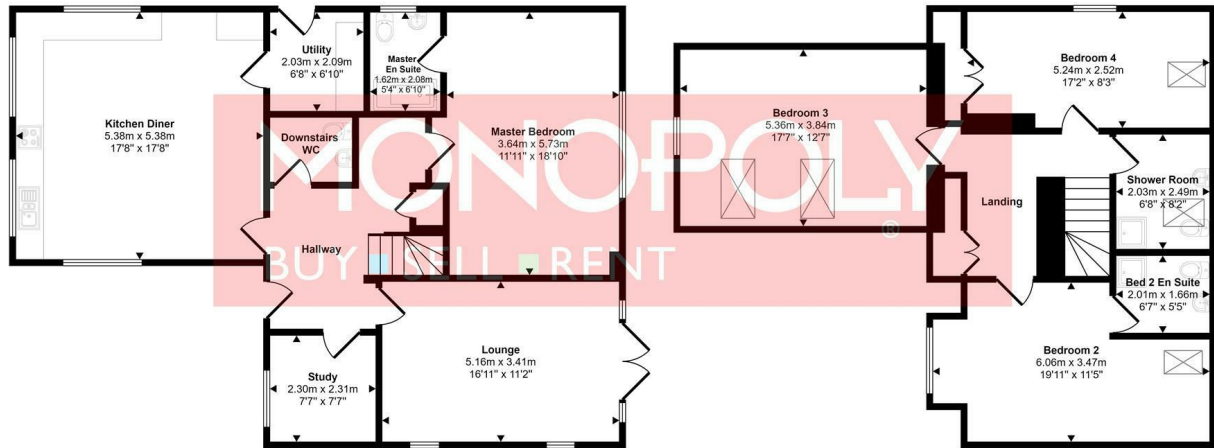








Approx Gross Internal Area  
176 sq m / 1900 sq ft



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	86	
(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		85
(81-91) B	85	
(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.

