



Crud Yr Awel, Denbigh LL16 5YH

£265,000

Monopoly Buy Sell Rent is pleased to offer for sale this perfect detached three-bedroom family home with ample amount of indoor and outdoor living space, conveniently located near excellent schools, shops, pubs and restaurants. The accommodation offers two spacious double bedrooms, a single bedroom, modern family bathroom, lounge with central fireplace, a newly fitted kitchen diner, large conservatory, utility room and a downstairs WC. Externally the property offers a driveway providing off-street parking for two vehicles, and a large enclosed rear garden with patio area, a summerhouse having electricity and two timber sheds. A must view for family's looking to live in the heart of Denbigh.

A PERFECT FAMILY HOME!

- Detached 3 Bedroom Property
- Newly Fitted Kitchen, Modern Bathroom
- Driveway with Off-Street Parking
- Freehold Property
- Located Near All Local Amenities
- Conservatory and Utility Room
- Large Garden, Summerhouse & Sheds
- Council Tax Band D



Entrance Hall

The white uPVC composite front door with decorative glazing having a side panel, leads you into this hallway with wood laminate flooring, radiator, stairs lead up to the first floor and a panelled door leads you into the lounge.

Lounge

4.30 x 4.18 (14'1" x 13'8")

Light and airy dual aspect lounge with a large uPVC double glazed window overlooking the front of the property and a second window overlooking the side. A central fireplace housing an electric fire with stone effect surround, a large radiator, and an opening lead you into the kitchen dining room.

Kitchen Diner

5.13 x 2.40 (16'9" x 7'10")

A well-planned kitchen diner with uPVC glazed sliding door leading you into the conservatory. The newly fitted kitchen offers a range of units with a white granite effect sparkle worktop, white porcelain sink, and mixer tap, integrated electric oven with induction hob and extractor hood, integrated dishwasher, fridge, and microwave. Space for dining table and chairs with a large radiator, storage cupboard under the stairs and a door leading you into the utility room.

Conservatory

3.00 x 2.85 (9'10" x 9'4")

A fabulous conservatory with uPVC double-glazed windows from floor to ceiling having polycarbonate roof, tiled flooring and French doors leading you out to the rear garden.

Utility

4.93 x 2.05 (16'2" x 6'8")

Master Bedroom

3.65 x 3.15 (11'11" x 10'4")

A spacious double bedroom with plenty of space for wardrobes, carpeted flooring, radiator, power

points and uPVC double glazed window overlooking the front of the property.

Bedroom 2

A good-sized double bedroom with space for storage cupboards having carpeted flooring, a radiator, and a uPVC double-glazed window overlooking the rear garden.

Bedroom 3

2.07 x 1.96 (6'9" x 6'5")

A single bedroom with carpeted flooring, radiator, and uPVC double glazed window overlooking the front of the property.

Bathroom

1.95 x 1.68 (6'4" x 5'6")

A modern fitted bathroom with a three-piece white suite including a panelled bath with thermostatic shower over and screen, white gloss vanity unit with low flush W.C. and hand wash basin. Part tiled walls, chrome ladder heated towel rail, spotlights, tiled flooring, and uPVC double-glazed window with private glazing overlooking the rear of the property.

Front Garden

A tarmac driveway with a slabbed paved front garden offering off-road parking for 2 vehicles, with flower borders and a timber gate leading into the rear garden.

Rear Garden

The generous corner plot rear garden is mostly laid to lawn with a slabbed patio area, a decking area housing the summerhouse and a timber shed a second timber shed with colourful borders, perennials and shrubs all bounded by panelled timber fencing.

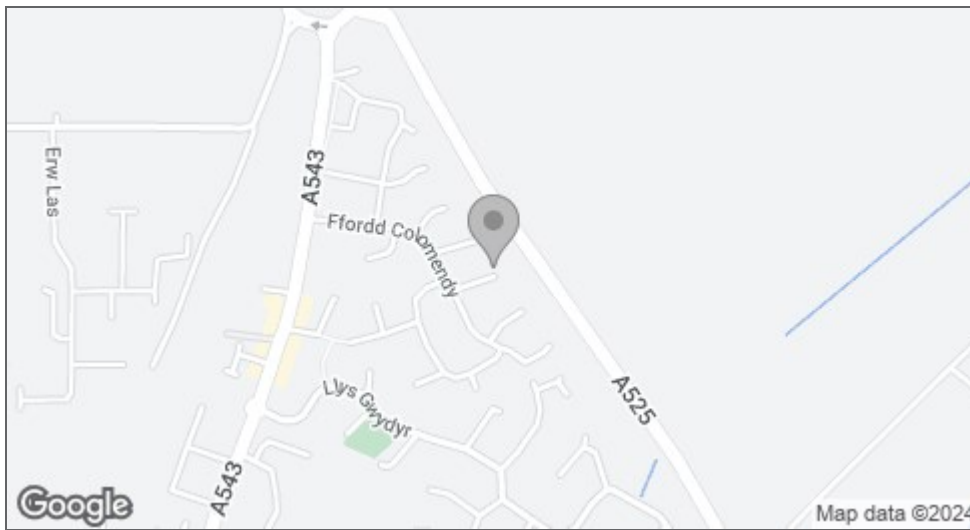








This floorplan is only for illustrative purposes and is not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(54-68) 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 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.

