



MONOPOLY
BUY ■ SELL ■ RENT

Grove Road, Denbigh LL16 3UU

£299,950

Monopoly Buy Sell Rent is pleased to offer for sale Y Bwthyn, a hidden gem of a property located within walking distance of Denbigh town centre with a cottage-style garden and a timber garage to the front of the property and an enormous and well-established garden with a stream to the rear.

This detached three double bedroom bungalow, which is well presented benefits from double glazing and gas central heating and comprises an entrance porch, hallway, living room, kitchen, games/dining room, utility room, three double bedrooms and a three-piece bathroom with impressive gardens.

A TRUE HIDDEN GEM IN THE CENTRE OF TOWN, A VIEWING IS NECESSARY TO FULLY APPRECIATE!

- Detached Bungalow
- Three Double Bedrooms
- Impressive Well Mature Gardens
- Council Tax Band D
- Well Presented Throughout
- Two Reception Rooms
- Garage and Driveway
- Freehold Property



Open Porch

With red tile steps having plastic panelled roof with lights and a decorative uPVC front door leading into the hallway.

Hallway

4.25 x 1.19 (13'11" x 3'10")

A bright and vibrant hallway with herringbone wood effect laminate flooring, radiator, airing cupboard and doors leading to most rooms.

Living Room

3.86 x 3.36 (12'7" x 11'0")

A decorative glazed door leads you into this carpeted living room with a double-glazed window overlooking the side of the property which has a radiator under, a roof hatch gives access to the loft, a glazed door takes you into the games/dining room and a door leads you into the kitchen.

Kitchen

3.93 x 2.73 (12'10" x 8'11")

A modern fitted kitchen with a high gloss cream-coloured base, wall, and drawer units with a bamboo effect laminate worktop having a composite sink and drainer, with space for a tall fridge freezer, dishwasher, and electric oven. A large, double-glazed window overlooks the side of the property with a slit window beside it, with modern and decorative tiled effect vinyl flooring, spotlights, you step down into the open plan games/dining room and a uPVC double glazed door leads you into the utility room.

Games Room / Dining Room

2.83 x 2.52 (9'3" x 8'3")

You step down from the lounge or the kitchen into this versatile room with carpeted flooring, a radiator, and a large double-glazed window enjoying the stunning rear garden views.

Utility

2.41 x 0.97 (7'10" x 3'2")

Useful room having plumbing and electricity for white goods, with tiled flooring, a wood panelled roof, uPVC double-glazed window overlooks the rear garden and a uPVC door with steps lead you down onto the patio area.

Master Bedroom

3.68 x 3.62 (12'0" x 11'10")

A dual aspect double bedroom with carpeted flooring having a double-glazed window overlooking the front of the property and a double-glazed window overlooking the side bringing in plenty of natural daylight, with a radiator, picture rail and space for storage cupboards.



Bedroom 2

3.62 x 3.04 (11'10" x 9'11")

A generous double bedroom with carpeted flooring, radiator and a double-glazed window overlooking the front of the property.

Bedroom 3

3.32 x 2.80 (10'10" x 9'2")

A good-sized double bedroom with carpeted flooring a double-glazed window overlooks the side path, and a large radiator.

Bathroom

2.08 x 1.70 (6'9" x 5'6")

Fitted with a white modern three-piece bathroom suite comprising a pedestal sink, closed cup WC, and a 'P' shaped bath with a mixer tap having an electric shower over. Fully tiled walls with herringbone wood effect flooring and a double-glazed window with privacy glazing overlooks the side of the property.

Garage

4.76 x 2.34 (15'7" x 7'8")

Wooden-built garage with steel sheet roofing, currently used as storage.

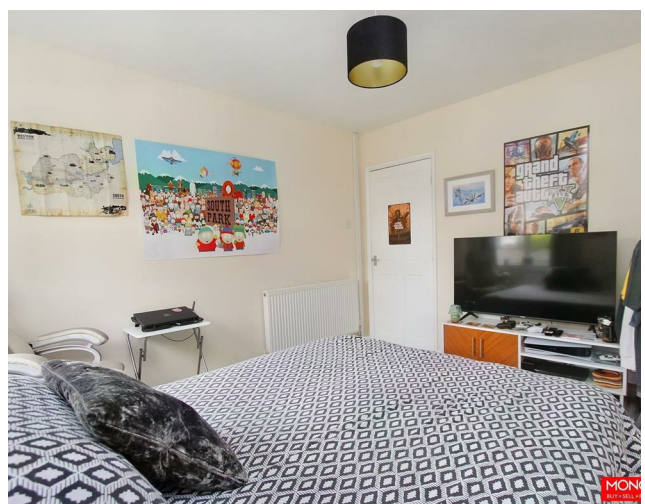
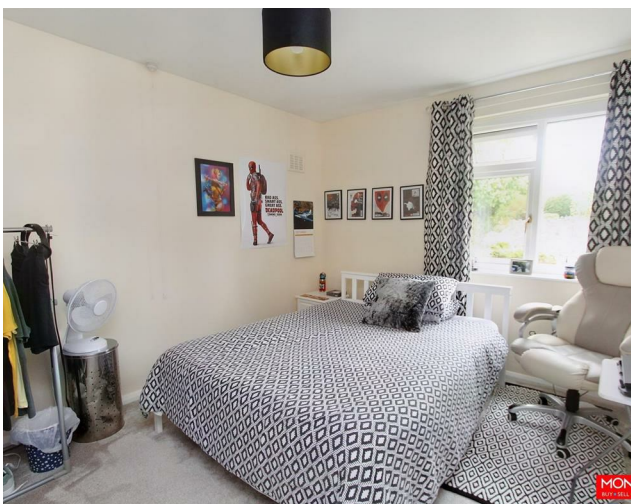
Front Garden

A stone-built wall and a driveway, providing off-road parking for 2/3 vehicles, lead you into this beautiful cottage-style front garden with colourful and mature borders, lawn area, and a small pond housing goldfish, two koi carp and newts. A timber-built garage provides storage, and a path leads you to the front door and the rear garden.

Rear Garden

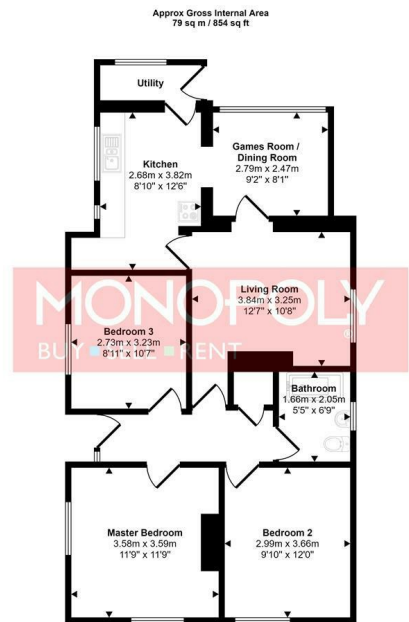
A mammoth rear garden with an impressive lawn that rolls down over three tiers. The top tier has a patio area enjoying views of the whole garden with a gravelled pathway having a bricked arch leading down to the middle tier which has a shed, apple trees and a rope swing. The third tier which is full of plumb, damson and apple trees with a compost heap at the bottom of the garden and a stream.











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. 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			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			
(55-68) 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.

