



Clwyd Avenue, Denbigh LL16 3HB

£175,000

Monopoly Buy Sell Rent is pleased to offer for sale this traditional three-bedroom semi-detached family house located in lower Denbigh, within walk distance to local schools, bus routes, shops, leisure centre, playing fields and park. This spacious accommodation briefly comprises an entrance hall, lounge, large kitchen diner, three bedrooms and family bathroom. The property also offers a larger than average rear garden and a front garden with on road parking. Added benefits include double glazing throughout and gas central heating.

Offered for sale with No Onward Chain, a perfect opportunity for first-time buyers or investors.

- Traditional Semi Detached House
- Large Kitchen Diner
- Walking Distance to all Aminties
- Couincil Tax Band C
- Three Bedrooms
- Larger than Average Rear Garden
- Freehold Property
- No Onward Chain



Entrance hall

UPVC white front door with privacy glazing leads you into the entrance hall with hooks on the wall to hang coats and space for shoes below having grey wood effect vinyl floor. A carpeted step up with, electric radiator and lights with stairs leading up to the first floor and a door leading you into the lounge.

Lounge

4.00 x 3.62 (13'1" x 11'10")

A good sized with carpeted flooring a central feature fireplace that has been boarded with dado rail, radiator, coving, and French doors leading you to the kitchen diner.

Kitchen Diner

5.00 x 4.50 (16'4" x 14'9")

A generous kitchen diner with grey wood effect vinyl flooring having a cast iron effect boarded fireplace, fitted with a range of wall and base units having space for a cooker, washing machine/dishwasher with built-in cooker hood, stainless steel sink, tiled splashbacks a storage cupboard under the stairs with lights and a little window, radiator and two double glazed windows overlooking the rear of the property with a white Upvc external door having private glazing.

Landing

Carpeted with a large uPVC window bringing in natural lights with a hatch accessing the loft and panelled doors to all rooms.

Bathroom

2.17 x 2.40 (7'1" x 7'10")

Fitted with a three-piece suite comprising a corner bath with electric shower over, W.C, pedestal sink, small radiator, part tiled walls and wood panel walls with dado, extractor fan, large built-in storage cupboard over stairs and a grey wood effect vinyl flooring.

Master Bedroom

2.73 x 3.70 (8'11" x 12'1")

Carpeted double bedroom with dado rail, radiator and a large, double-glazed window overlooking the front of the property enjoying views over rooftops towards Moel Famau.

Bedroom 2

2.54 x 3.82 (8'3" x 12'6")

A carpeted double bedroom with picture rail and a double-glazed window overlooking the rear of the property with views of Denbigh

Bedroom 3

2.90 x 2.35 (9'6" x 7'8")

A sizable single bedroom with radiator, dado rail and a double-glazed window overlooking the rear garden with views towards Denbigh town.

Front Garden

A cast iron gate leads you down the concrete pathway to the front door with a lawn area, panelled fencing each side and a stone walk to the front offering on street parking.

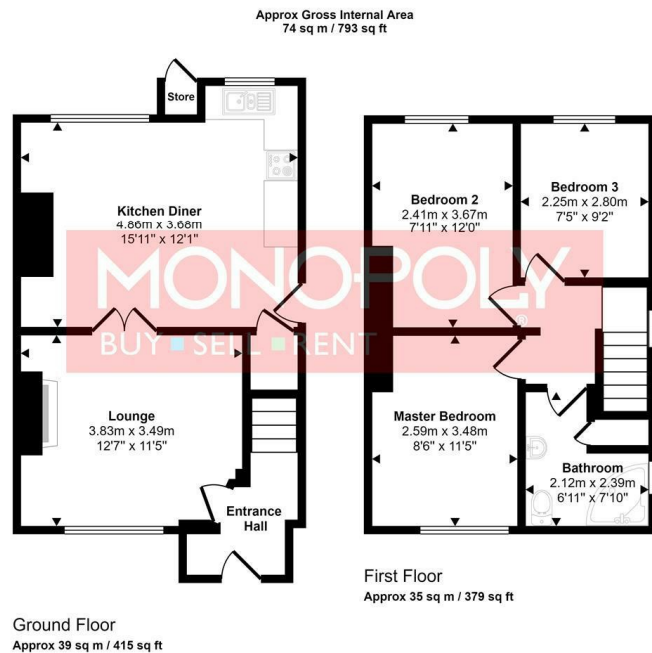
Rear Garden

The concrete pathway leads you down the side of the property passed the back door to the large, long garden laid to lawn with patio area & decking with metal storage shed & panelled fencing.

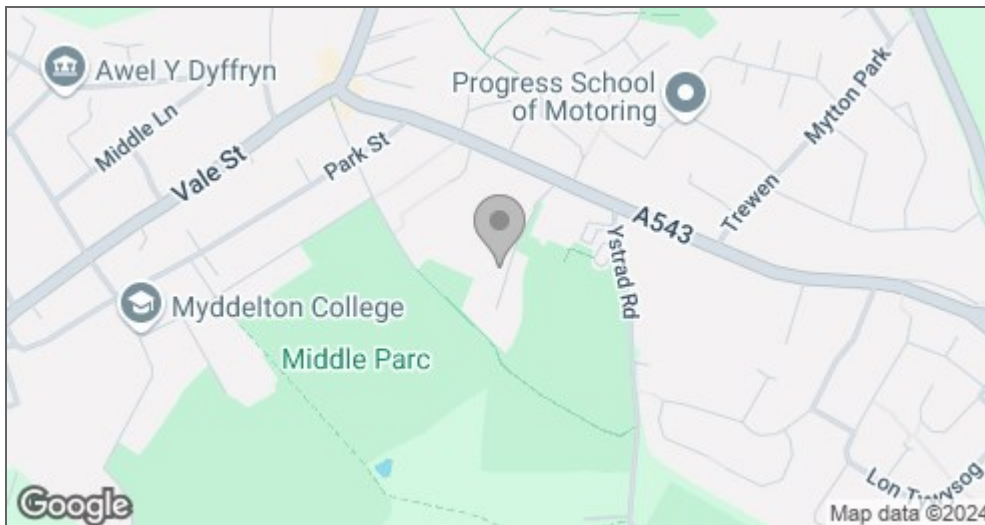








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.

