



## Bryn Dedwydd, Denbigh LL16 3TW

**£185,000**

Monopoly Buy Sell Rent is pleased to offer for sale this three-bedroom semi-detached house situated within an established and sought-after private residential street of Bryn Dedwydd in the market town of Denbigh.

In brief, the accommodation comprises living room, kitchen diner, conservatory, two double bedrooms, a single bedroom, and a family bathroom. Externally there is an easily maintained front garden and an enclosed rear garden with a patio area and stunning views of the town with an allocated parking space.

Ideal First Time Buy or investment property!

- Semi-Detached House
- Located In Quiet Private Road
- Allocated Parking Space
- Freehold Property
- Three Bedrooms
- Beautiful Kitchen Diner
- Perfect First Time or Investment Buy
- Council Tax Band C



## Hallway

4.61 x 1.81 (15'1" x 5'11")

A uPVC front door leads you into this bright hallway with decorative tiled flooring, stairs leading up to the first floor with a built-in storage cupboard underneath and doors lead you into the lounge and the kitchen diner.

## Living Room

3.92 x 3.22 (12'10" x 10'6")

A carpeted living room with an exposed red brick feature fireplace having a timber mantle, coved ceilings, reclaimed period door, radiator, and a large uPVC bay window overlooking the front of the property.

## Kitchen Diner

5.08 x 3.14 (16'7" x 10'3")

An open plan kitchen diner fitted with an off-white base unit having integrated electric oven, electric hob with a black extractor hood above, stainless steel sink and voids for a tall fridge freezer and washing machine or dishwasher, with a rustic breakfast bar, laminate wood flooring and glazed doors lead into the conservatory.

## Conservatory

2.99 x 2.46 (9'9" x 8'0")

The laminate flooring continues into the conservatory with double-glazed windows and polycarbonate roof and a door leading you to the rear garden.

## Landing

A carpeted landing with a double-glazed window bringing in natural lights with a hatch accessing the loft and doors leading to all rooms.

## Master Bedroom

3.25 x 3.19 (10'7" x 10'5")

A carpeted double bedroom with picture rail, radiator and a uPVC double-glazed window overlooking the rear of the property.

## Bedroom 2

3.17 x 3.20 (10'4" x 10'5")

A second carpeted double room with picture rail, radiator and a double-glazed uPVC window overlooking the front of the property.

## Bedroom 3

2.19 x 1.80 (7'2" x 5'10")

A carpeted single bedroom with a radiator and a uPVC double-glazed window overlooking the front of the property which is currently being used as a storage room.

## Bathroom

1.84 x 1.81 (6'0" x 5'11")

A modern bathroom fitted with a three-piece suite comprising a bath with a thermostatic shower over and a vanity unit with a sink and a low flush WC. Chrome laddered radiator, tiled flooring and PVC panelled walls and ceiling.

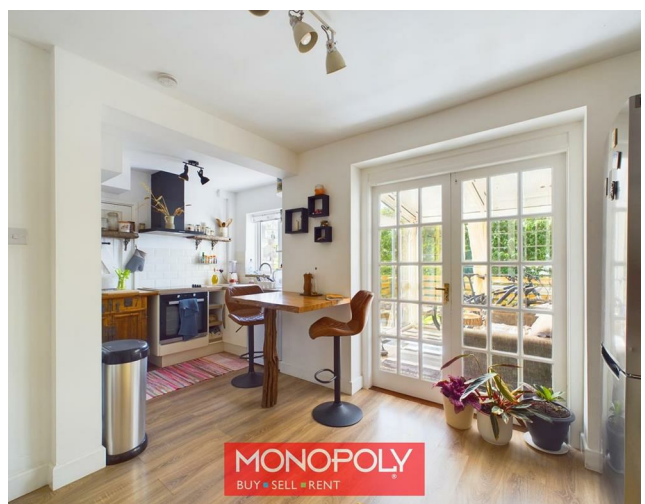
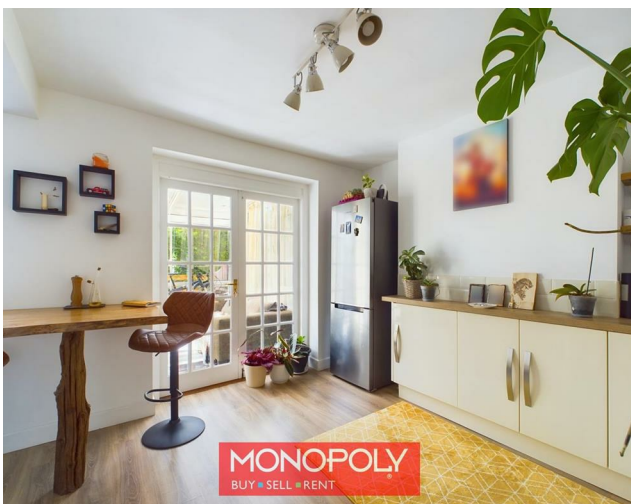
## Front of Property

A wooden gate opens to the front garden with a concrete path and steps leading you to the front door, having an artificial turf area with a gated path leading you around the side of the property to the rear garden.

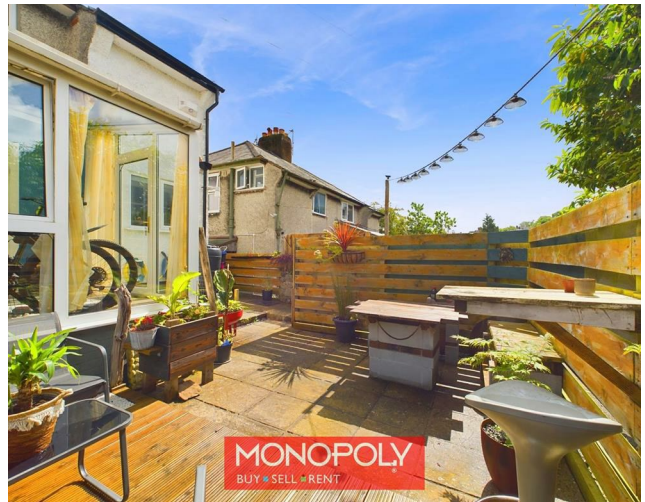
## Rear Garden

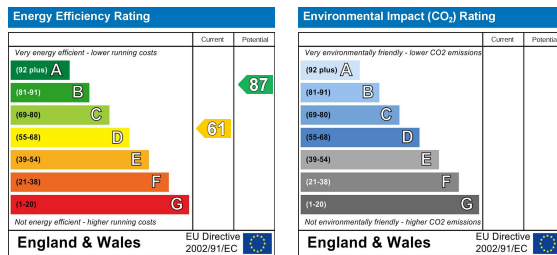
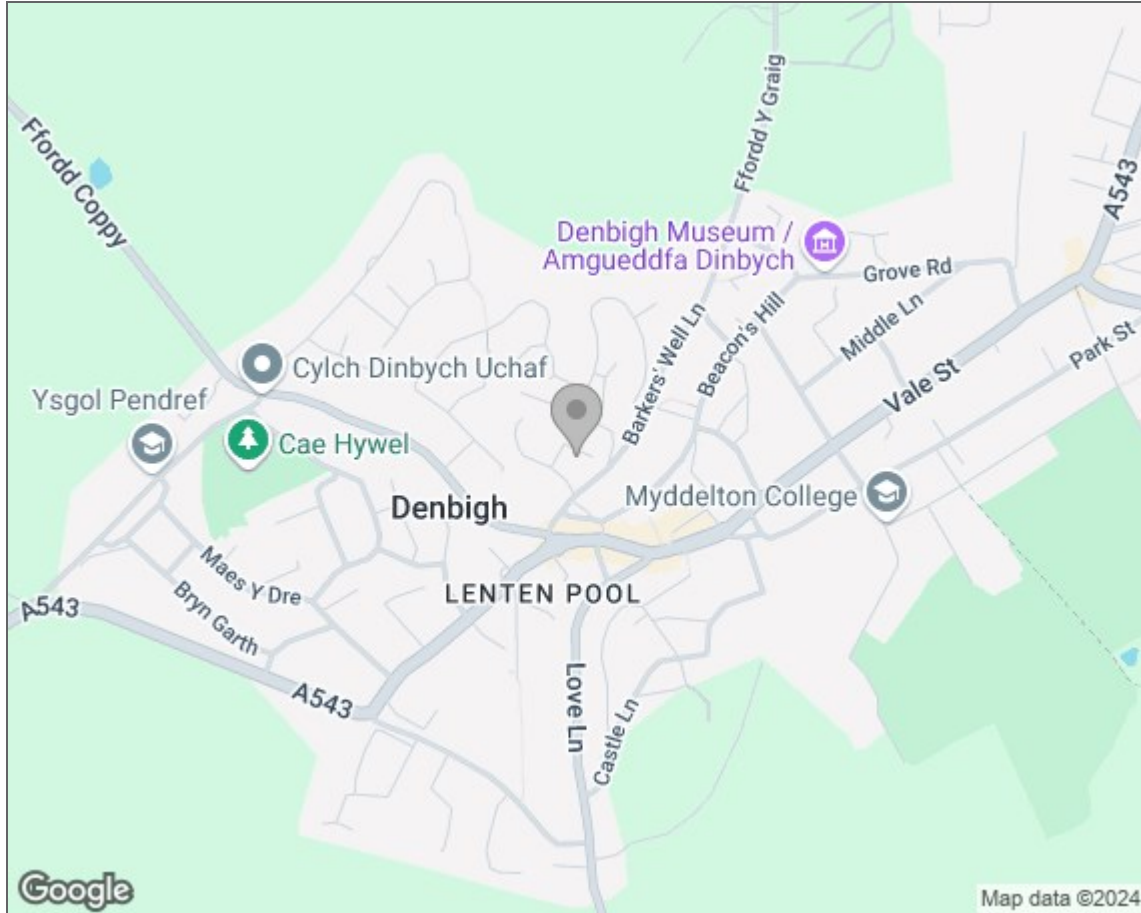
A sun trapped rear garden with a blend of paved patio area with a rustic seating and a decked patio area enjoying stunning views of Denbigh town bounded by wooden fencing to maintain privacy.











**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.

