



Rhyl Road, Denbigh LL16 3DY

£239,500

Monopoly Buy Sell Rent are pleased to offer this conveniently located 3-bedroom link detached property. The property briefly provides a lounge, dining room, kitchen, large utility, downstairs WC, three bedrooms, family bathroom, integral garage, offroad parking to the front and a large garden to the rear. Two excellent primary schools are nearby with secondary schools a short walk away. The property is sold with no onward chain and is available immediately.

- 3 Bedroom Link-Detached House
- Enclosed Rear Garden
- Close To Local Amenities
- Freehold Property
- No Onward Chain
- A Stones Throw from Excellent Schools
- Downstairs WC
- On Main Bus Routes
- Council Tax Band D
- AVAILABLE TO VIEW IMMEDIATELY



Hallway

A glazed timber door leads in the hallway with further doors leading to the lounge and downstairs WC with laminate flooring throughout.

Lounge

A beautiful large room with a double-glazed window to the front. A fireplace has an inset electric fire with carpeted flooring throughout. The room opens to the dining area with a door leading to the kitchen and stairs to the first elevation. The room also offers a coved ceiling, TV point, and radiator.

Kitchen

The oak-finished kitchen offers an array of integrated appliances including a double oven, electric hob with extractor and dishwasher. There are ample base and wall units for storage with timber double-glazed window overlooking the rear elevation. There is a convenient under-stairs pantry area with vinyl flooring throughout.

Dining Room

Situated just off the lounge, the dining area offers ample space for a family dining table with a patio door leading to the rear garden and paved area.

Downstairs WC

The convenient downstairs cloakroom with low flush WC and sink. A window overlooks the front elevation with privacy glass.

Utility

A sizeable utility with plumbing for a washing machine and dryer with integrated fridge freezer and base unit with a worktop wall-mounted combi boiler. The timber rear door leads to the garden with vinyl flooring throughout.

Landing

A carpeted landing with doors leading to all three bedrooms and the family bathroom.

Master Bedroom

A carpeted double bedroom overlooking the front elevation with space for bedroom furniture and a large bed. There are electrical points throughout with a TV point on the wall.

Bedroom 2

A second double room with built-in wardrobes and a timber-framed double-glazed window overlooking the rear garden.

Bedroom 3

The carpeted single room overlooks the front elevation with timber frame double-glazed window and space for a single bed and additional furniture.

Family Bathroom

A well-appointed bathroom with a full-size bath with mixer tap and shower fitting over, low flush WC and pedestal sink. The walls are part-tiled with vinyl flooring and double-glazed window with privacy glass overlooking the rear elevation.

Garage

A single garage with up and over door to front and electrical points throughout.

Front Garden

The property is set back from the road with off-road parking for up to 3 vehicles and access to the garage and front entrance. The picket fence marks the boundary with a walled perimeter to the front. A path leads to the rear garden with a side gate with an additional lawn area to the front.

Rear Garden

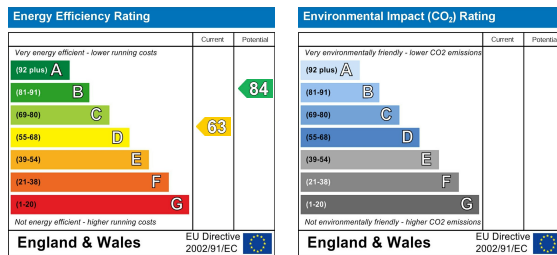
The rear garden offers a fantastic space for families with 6ft timber fencing marking the boundaries with a large lawn area and paved area near the rear entrances of the property. There is ample space for bin storage with an outside tap nearby.











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.

