



## Crud Y Castell, Denbigh LL16 4PJ

**£295,000**

Monopoly Buy Sell Rent is pleased to offer for sale this fantastic four-bedroom detached property located in the sought-after estate of Crud Y Castell in lower Denbigh. The detached property needs updating and modernizing and briefly comprises an entrance hall, downstairs WC, large lounge, open plan dining room, conservatory, and good-sized kitchen with four double bedrooms, family bathroom an integrated garage with a large driveway and gardens to front and rear. Viewing strictly by appointment only.

A MAGNIFICENT FAMILY HOME IN NEED OF RENOVATION, WITH TREMENDOUS POTENTIAL!

- Detached Family Home
- In Need of Updating
- Conservatory
- Freehold Property
- Four Double Bedrooms
- Sought-After Location
- Driveway & Garage
- Council Tax Band E



## Entrance Hall

A glazed aluminium front door leads you into the entrance hall having carpeted flooring, a radiator, uPVC double glazed window brings in natural light from the side of the property, a sliding door to the WC, and a door leads you into the lounge.

## Lounge

A good-sized lounge with a feature stone effect fireplace housing an electric fire with carpeted flooring and coved ceiling. Stairs lead you up to the first floor, an open arch leads you into the dining room and a double glazed bow window overlooks the front garden.

## Dining room

An open plan dining room with a built-in storage cupboard having carpeted flooring, coved ceiling, and a radiator. Sliding patio doors lead you into the conservatory and a door opens into the kitchen.

## Kitchen

A large kitchen fitted with a range of dark wood units including a display cabinet with lights having off-white laminate worktops and composite sink with mixer tap, tiled splash backs, space for an electric cooker, and spaces for all white goods. A double-glazed window overlooks the rear garden, and a uPVC external door opens out to the side of the property with wood effect vinyl flooring and space for a dining table.

## Conservatory

A brick-built dwarf wall with double glazed windows, some panes have decorative stained-glass flowers with leading above with tiled flooring and a poly roof with a fan light and a patio door opens to the rear garden.

## Downstairs WC

A useful WC with wall mounted hand wash basin having tiled splash back, wood effect laminate flooring, a privacy window overlooks the front of the property and a space saving sliding door.

## Landing

The landing is carpeted with doors leading to all bedrooms and the bathroom, and a loft hatch gives access to the attic.

## Master Bed

A generous double bedroom with space for an array of bedroom furniture having carpeted flooring, radiator and a uPVC double glazed window overlooking the front of the property with views of the Clwydian Range,

## Bedroom 2

A considerable 'L' shaped double bedroom with wooden framed skylights and two double glazed windows overlooking the front of the property having two radiator, carpeted flooring, and enough space to put an office area, walk in wardrobe or en suite.



### Bathroom

A well-appointed, fully tiled bathroom with a whirlpool bath having an electric shower over with shower screen, low flush WC, pedestal sink, chrome laddered radiator, inset spotlights, and a privacy glazed window overlooking the rear.

### Bedroom 3

A carpeted double bedroom with a built-in wardrobe and storage cupboards, an airing cupboard houses the hot water tank and a double glazed window overlooking the rear of the property with radiator underneath.

### Bedroom 4

A fourth double room with carpeted flooring, radiator and space for storage cupboards.

### Garage

The integral single garage has an electric door, two windows, a pedestrian door to side, concrete flooring, electrical points, sink, workbench, shelves & storage units housing the consumer unit and gas boiler.

### Front Garden

A generous front garden with a tarmacked driveway leading you to the garage providing off-road parking for up to three vehicles. A large border filled with colourful shrubs and perennials with a hexagon slab pathway, having timber gates on either side of the property giving you access to the rear garden.

### Rear Garden

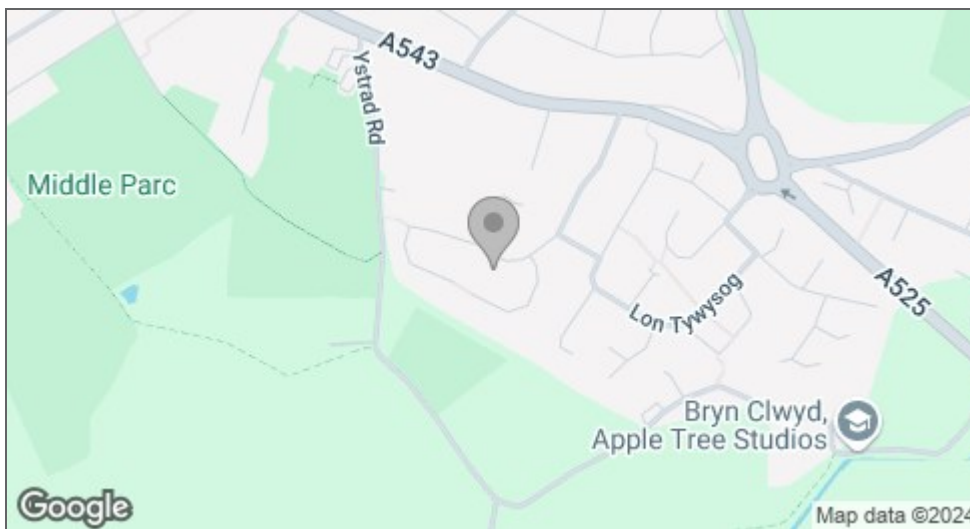
The rear garden is mostly paved allowing plenty of areas to sit and enjoy the days sun, with a raised border full of colourful trees, shrubs and perennials that will need tending, with a water butt and timber gates accessing each side of the property making it enclosed and secure.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

