



Ffordd Thomas Gee, Denbigh LL16 3JU

£330,000

Monopoly Buy Sell Rent is pleased to offer for sale this glorious family home situated in the popular residential area of Lower Denbigh, conveniently located near excellent local schools, leisure centre and other local amenities. The accommodation briefly comprises a spacious hallway, downstairs WC, lounge with fireplace, versatile snug/office, large conservatory, kitchen and utility room. A turned staircase leads to the first floor with four bedrooms, master en-suite and family bathroom. Externally the property provides off road parking for 4 vehicles in addition to the double garage and private enclosed rear garden with lawn and patio areas. PERFECT FAMILY HOME!

- Four Bedroom Detached House
- Large Conservatory
- Double Garage and Parking
- Freehold Property
- Located in Quiet Cul De Sac
- Enclosed Rear Garden
- Close to Excellent Schools
- Council Tax Band E



Hallway

3.25m x 1.52m (10'8 x 5'74)

A decorative red composite front door leads you into this spacious hallway with woodblock effect flooring, coved ceiling, radiator, paneled doors leading to most rooms and a spindle turned staircase leads you up to the first floor.

Downstairs WC

1.73m x 0.91m (5'8 x 3'0)

Recently refurbished to a high standard comprising low flush WC unit and high gloss vanity unit with basin, tiled walls, vinyl wood effect flooring, anthracite heated towel rail and privacy double glazed window.

Lounge

5.11m x 3.40m (16'9 x 11'2)

A spacious living room with a square double glazed bay window overlooking the front of the property. Feature fireplace housing a coal effect gas fire with stone surround, coved ceiling, beautiful hardwood flooring and double doors open to the snug/office.

Snug / Office

3.40m x 2.97m (11'2 x 9'9)

A versatile room with hardwood flooring, radiator, coved ceiling and double glazed French doors leading to the conservatory.

Conservatory

5.4m x 2.82m (17'8" x 9'3")

A spacious conservatory with seating and dining area, electric panelled heaters, tiled flooring and French doors open out to the rear garden. Brick-built plinth with double glazed windows and polycarbonate roof.

Kitchen

4.01m x 2.77m (13'2 x 9'1)

Open plan kitchen, fitted with recently updated base, drawer, wall and display units with marble effect worktops and inset sink with preparation bowl and swan neck mixer tap. Integrated electric oven, ceramic hob, cooker hood and space for dishwasher, microwave and fridge freezer. Tiled splashback and tiled flooring with doors leading to the utility and snug.

Utility

2.29m x 2.24m (7'6 x 7'4)

Fitted with beech fronted units with marble effect worktop. Plumbing for washing machine, space for tumble dryer and wall mounted Worcester gas fired boiler. Tiled flooring and double glazed window and exterior door opening to the rear garden.

Landing

Carpeted landing with airing cupboard and panelled doors to all rooms.



Master Bedroom

4.04m (max) x 2.77m (min) (13'3" (max) x 9'1" (min))

Spacious double bedroom with carpeted flooring, double glazed square bay window overlooking the front of the property with fitted wardrobes extending the full length of one wall, radiator and door leading into the ensuite.

Master En Suite

2.34m x 0.97m (7'8 x 3'2)

Fitted with a shower enclosure, vanity unit with basin and low flush WC. Chrome heated towel rail, part tiled walls with decorative border, slate effect vinyl flooring and uPVC double glazed window overlooking the side of the property.

Bedroom 2

3.10m x 2.97m (10'2 x 9'9)

A carpeted double bedroom with double glazed window overlooking the rear of the property enjoying views of Moel Famau and the Clwydian Range.

Bedroom 3

3.25m x 2.18m (10'8 x 7'2)

A double bedroom with carpeted flooring, radiator and double glazed window overlooking the rear of the property enjoying views of Moel Famau and the Clwydian Range.

Bathroom

2.26m x 1.73m (7'5 x 5'8)

Recently fitted with a modern three-piece suite comprising of panel bath with mains rainfall shower over, screen and plastic wall cladding, low flush WC unit and high gloss vanity unit with basin. Access to loft, vinyl wood effect flooring and privacy uPVC double glazed window overlooking the side of the property.

Bedroom 4

3.23m x 2.31m (10'7 x 7'7)

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

Double Garage

Double garage with up and over door, side door and single glazed window with power and lights.

Gardens

A tarmac driveway leads you to the detached garage allowing parking for up to four vehicles with an open front lawn area to the side. A timber gate leads through to a large patio area and a flagged pathway runs down to the side of the property to the rear garden. A good-sized and enclosed rear garden mainly laid to lawn with panelled fencing to three sides and established borders with a newly flagged patio area and outside tap.













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

