



## Prion, Denbigh LL16 4SA Offers In Excess Of £260,000

Monopoly Buy Sell Rent are pleased to offer for sale this well-built three-bedroom semi-detached house situated in a semi-rural location in the village and community of Prion, less than ten-minutes' drive from Denbigh town with all its amenities. In brief, the property comprises hallway, lounge, kitchen, cloakroom, three double bedrooms, a bathroom and a generous front & rear gardens having a dog run, outhouse, and garage. Fabulous location with amazing walks from your doorstep, and countryside views in every direction. A must view for anyone looking in this price bracket!

- Beautiful Countryside Location
- Three Double Bedrooms
- Outbuildings and Garage
- Council Tax Band C
- Spacious Semi Detached House
- Gardens Front & Rear
- Enjoyin Stunning Views
- Freehold Property



## Hallway

A uPVC front door leads you into this 'L'-shaped hallway with tiled flooring, a radiator, stairs lead up to the first floor and doors lead you into the lounge, kitchen diner, and cloakroom.

## Living Room

A spacious dual-aspect living room with a fireplace housing a log burner having a timber mantle, granite surround, and slate tiled hearth. With wood effect laminate flooring, coved ceiling, radiator with cover and a double-glazed window overlooking the front of the property, with double-glazed French doors opening out into the rear garden.

## Kitchen Diner

A good-sized kitchen diner with wood effect fitted base, wall, and drawer units having a stainless-steel sink with mixer tap, black sparkle worktops, tiled splashbacks, integrated eye level electric oven and grill, electric hob with a stainless-steel hood over with space for dishwasher, fridge, and freezer. A useful built-in cloaks cupboard, inset lights, tiled flooring, space for a dining table with a large uPVC double glazed window overlooking the rear garden enjoying views of the rolling hills beyond with a smaller double-glazed window overlooking the side and a uPVC external door.

## Cloakroom

Useful room with red quarry tiled flooring having a double-glazed window overlooking the side of the property with overhead storage cupboards, shelves, consumer unit, and space for a washing machine.

## Landing

Carpeted landing with a double-glazed window overlooking the front of the property with panelled doors leading to all rooms.

## Master Bedroom

A good-sized double bedroom having wood effect laminate flooring with built-in wardrobe, radiator, a hatch accesses the loft and a double-glazed window overlooks the rear of the property and enjoys spectacular views.

## Bedroom 2

A double bedroom with a built-in wardrobe, a radiator, hatch gives access to the attic with wood effect laminate flooring and a double-glazed window overlooking the rear of the property enjoying stunning views of the countryside.

## Bedroom 3

A double bedroom with carpeted flooring, built-in wardrobe, radiator and a double glazed window overlooking the front garden.



## Bathroom

Fitted with a modern white three-piece suite comprising a full-sized panelled bath with a thermostatic shower over, low flush WC and a pedestal sink. Tiled effect laminate flooring with part tiled walls having a border, an airing cupboard and a double-glazed window with privacy glass overlooks the front of the property.

## Front Garden

Timber gates opens to this ample front garden with a concrete driveway leading you to the garage, a concrete path leads you to the front door, and a timber gate give access to the rear garden. With a lawn area, raised flower borders and evergreen hedging.

## Rear Garden

A generous rear garden mostly laid to lawn enjoying fabulous views with a slabbed patio area, chipped pathway, outhouse, dog run, oil tank and a pedestrian door accessing the garage.

## Garage

Timber barn doors open to this single garage with concrete flooring, work benches, power points, lighting, housing the Worcester oil boiler with a storage room and a window to rear.

## Outhouse

Useful outhouse with lights and concrete flooring.



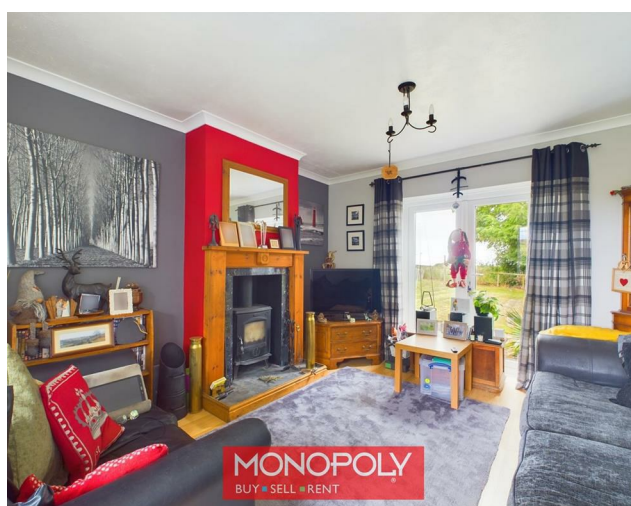
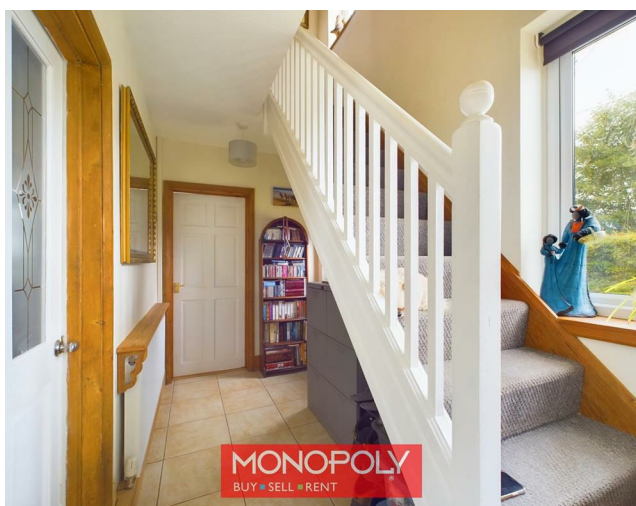
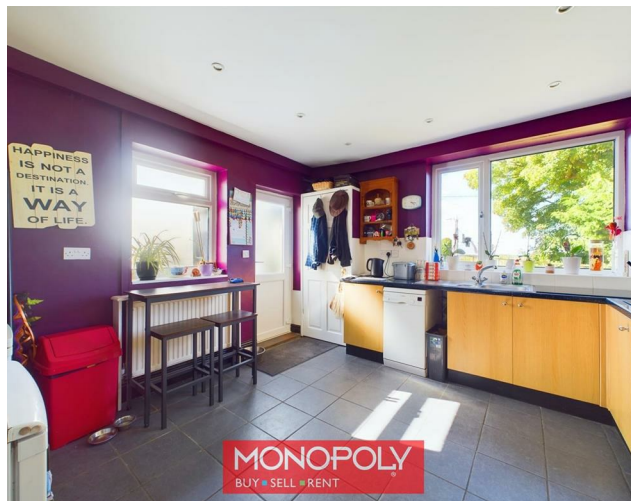
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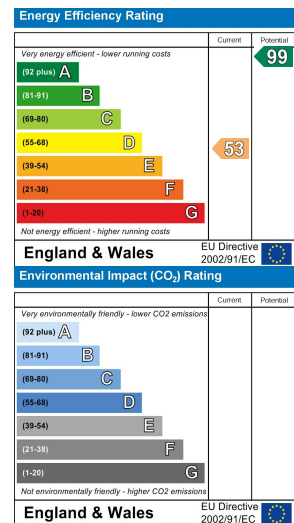
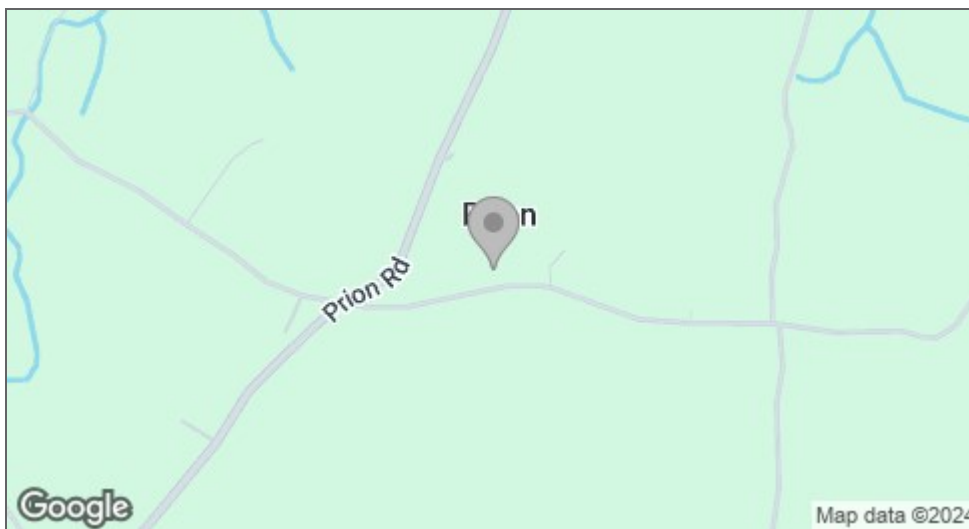
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#### MONEY LAUNDERING REGULATIONS 2003

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.

