



Lon Nant, Denbigh LL16 4BE

£325,000

Monopoly Buy Sell Rent is pleased to offer for sale with no onward chain, this fabulous four-bedroom detached bungalow with private and well-kept gardens enjoying stunning views of the Clwydian Range situated in the hugely popular cul-de-sac of Middleton Park, lower Denbigh.

The bungalow begins with a welcoming hallway with a large open plan lounge and conservatory overlooking the rear garden. The dining room is spacious and leads you to the kitchen that's fitted with a good range of units. Three double bedrooms, a single bedroom, shower room and a large three-piece suite bathroom. Externally a large, tarmacked driveway offers parking for up to six vehicles with well-kept mature garden to the front of the property with a large rear garden enjoying spectacular views of Moel Famau and the surrounding hills.

A rare opportunity to purchase a fabulous bungalow in a quiet, sought after cul-de-sac location with no onward chain!

- Detached Four Bedroom Bungalow
- Quiet, Sought After Cul-De-Sac Location
- Conveniently Located for all Local Amenities
- Council Tax Band F
- Offered with No Onward Chain
- Well Kept Gardens with Views of Clwydian Range
- Good Transport Links Nearby
- Freehold Property



Hallway

A uPVC front door with decorative glazing opens into this light and bright 'L' shaped hallway with a storage cupboard housing the Worcester combi boiler (controlled by Hive). Carpeted flooring, radiator, coved ceiling, a hatch gives access to the loft, and doors leading to most rooms.

Lounge

A good-sized open plan lounge with a central feature fireplace housing an electric fire with granite hearth and surround with a marbled mantelpiece, carpeted flooring, radiator, coved ceiling and an open arch leads you into the conservatory.

Conservatory

A Victorian conservatory with tiled flooring, floor-to-ceiling vertical blinds, PVC ceiling and double-glazed windows that enjoy fabulous views of the rear garden and the Clwydian hills beyond with a door leading you out to the garden.

Dining Room

Just off the kitchen is this sizable dining room with wood effect laminate flooring with a useful wall cupboard, coved ceiling, radiator and a large uPVC window overlooking the front of the property.

Kitchen

Fitted with an extensive range of off-white units with woodblock effect worktops, an integrated electric oven and hob with extractor hood above, spaces for white goods, stainless steel sink, tiled flooring, tiled splashbacks, and a uPVC window overlooking the front and the rear of the property enjoying rural aspect.

Master Bedroom

A glorious double bedroom with a bay window overlooking the rear of the property enjoying stunning views of the Clwydian hills having fitted triple wardrobe, cupboards and bedside table with carpeted flooring, radiator, and coved ceiling.

Bedroom 2

Originally the garage converted into a dual aspect double bedroom with carpeted flooring, radiator, cupboard housing the consumer unit, coved ceiling and a door leading into the shower room.

Shower Room

Three-piece suite comprising a shower enclosure with PVC wall panels and electric shower, pedestal sink and low flush WC. A useful mirrored cupboard with vinyl tiled effect flooring, radiator and a privacy window overlooks the rear of the property.

Bedroom 3

A bright double bedroom with a built-in wardrobe, carpeted flooring, coved ceiling and a sliding patio door opens out to the rear garden with stunning views of Moel Famau and the surrounding hills.



Bedroom 4

A single bedroom with carpeted flooring with radiator coved ceiling and a double-glazed window overlooking the front of the property.

Bathroom

A good-sized bathroom fitted with a three-piece suite comprising a full-sized bath with electric shower over, pedestal sink and WC. Fully tiled walls with decorative border, tiled effect vinyl flooring, radiator, coved ceiling and three double glazed privacy windows.

Front Garden

A sweeping large tarmac drive leads you to the front door providing parking for up to six vehicles, with a lawn area and mature shrub borders.

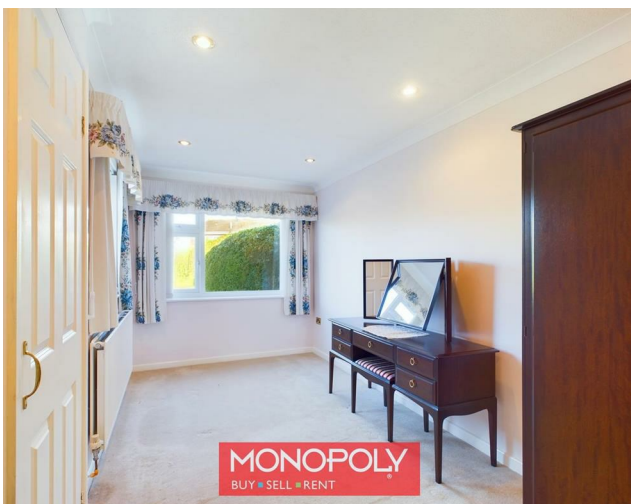
Rear Garden

A perfect garden which is private and enclosed enjoying spectacular views of the Clwydian Range. Mainly laid to lawn with borders full of mature shrubs and hedging with a patio area and a feature central sundial. Two timber sheds with power and a wooden gate gives access to the front of the property.

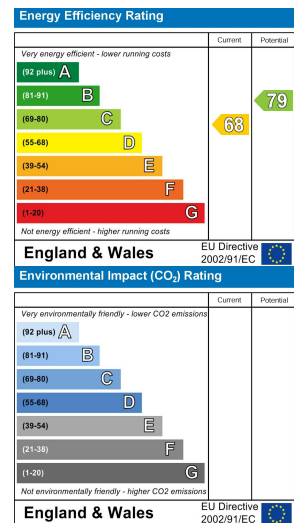
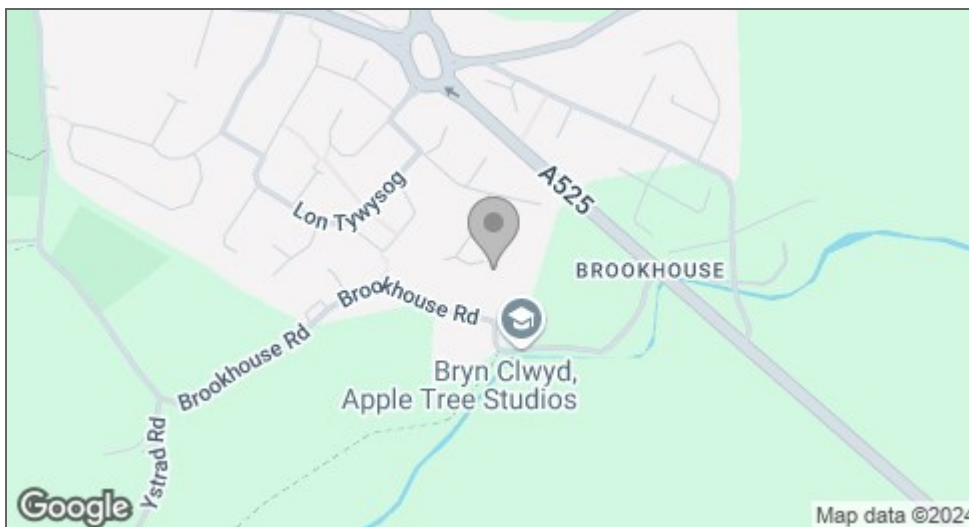
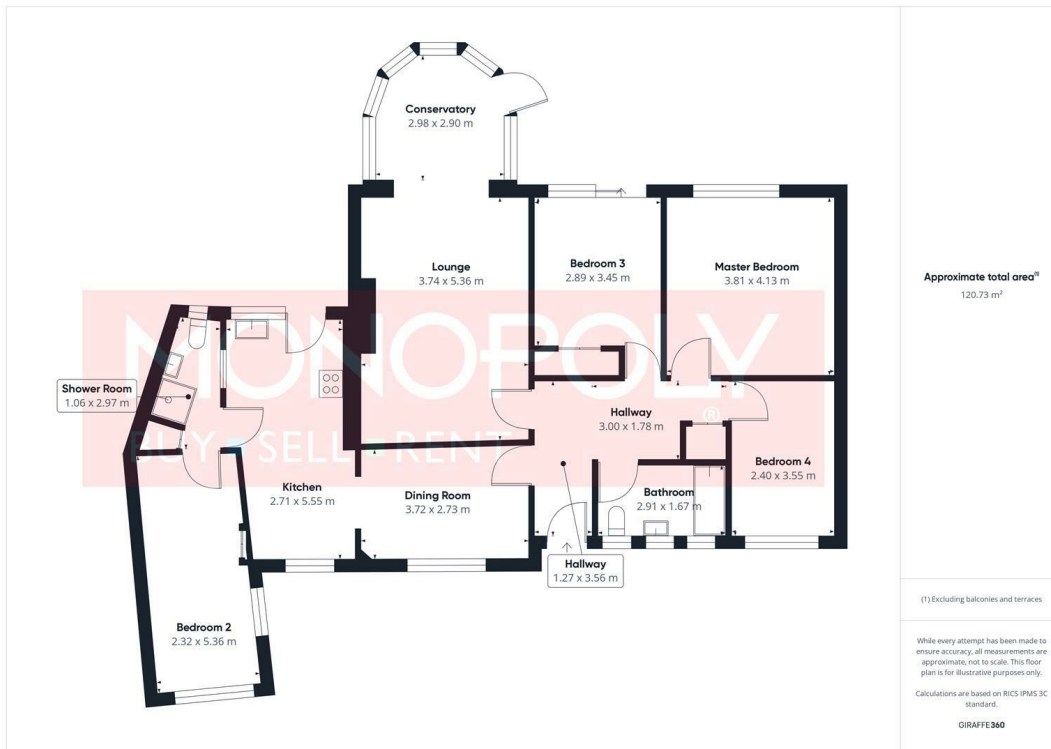












MONEY LAUNDERING REGULATIONS 2003

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.

