



Mytton Park, Denbigh LL16 3HP

£259,950

Monopoly Buy Sell Rent is pleased to offer for sale this immaculately presented two double bedroom detached bungalow, situated in a quiet cul-de-sac in the highly sought after area of lower Denbigh, with all its local amenities nearby also good bus and road links. A versatile and well-balanced home, perfectly designed for modern living, comprises hallway, living room, kitchen diner, large attic, two double bedrooms, and a bathroom. A large driveway provides parking for three vehicles with a single garage and well-designed front and rear gardens. The property has planning permission for an extension to the rear please see plans below.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

- Immaculately Presented Detached Bungalow
- Recently Refurbished to a High Standard
- Private Driveway & Parking for Several Vehicles
- Two Bedrooms and an Attic Room
- Generous Well Kept Garden
- With Planning Permission to Extend
- Council Tax Band D
- Freehold Property



Entrance Hall

A modern grey composite front door invites you into this bright and vibrant 'L' shaped entrance hall with carpeted flooring, inset spotlights, radiator and oak veneered doors leads you into all rooms with a hatch having a pull-down timber ladder giving access to the attic room.

Living Room

A dual aspect living room with carpeted flooring having a large, double-glazed window overlooking the front of the property with a smaller window overlooking the rear garden. A central feature fireplace housing a modern electric fire with wall lights, coved ceiling, and radiator.

Kitchen Diner

A well-appointed kitchen diner offering a range of wood effect wall, drawer and base units with granite effect worktops, stainless steel sink, tiled splashbacks, integrated undercounter fridge, electric cooker, and induction hob with extractor hood above. Space for dining table with two double glazed windows providing garden views, Karndean tiled flooring, radiator, coved ceiling, inset spotlights and a composite external door.

Master Bedroom

A fabulous double bedroom with a double-glazed window overlooking the front of the property having carpeted flooring, coved ceiling, a radiator, power & TV sockets and space for storage cupboards.

Bedroom 2

Carpeted double bedroom with a double-glazed window overlooking the front of the property fitted with a double mirror fronted wardrobe, coved ceiling, and radiator. Currently being used as an office.

Bathroom

A modern three-piece bathroom suite including a

vanity unit with wash basin and a matching wall mirror, low flush WC and a full-sized bath with a thermostatic shower over having a glass screen. Part tiled walls and tiled effect flooring, tall, heated towel rail, coved ceiling, and spotlights with a double-glazed obscure window overlooking the rear of the property.

Attic

A hatch with a pulldown wooden ladder gives access to this generous fully boarded attic room with lights and a double-glazed privacy window providing natural lights. Currently used as a storage room.

Garage

A single garage with power and lights houses the Worcester gas combi boiler and the gas & electric meter with space and plumbing for washing machine, dryer, and freezer. Up & over door with a double-glazed pedestrian rear door and a double-glazed window with privacy glazing overlooks the side of the property. Currently used as a utility & storage room.

Front Garden

A modern well-kept front garden having a neat lawn area with a dwarf wall and shrub border and a large, tarmac driveway providing off-road parking for up to three cars. Wrought iron gate gives access either side of the property to a stunning rear.

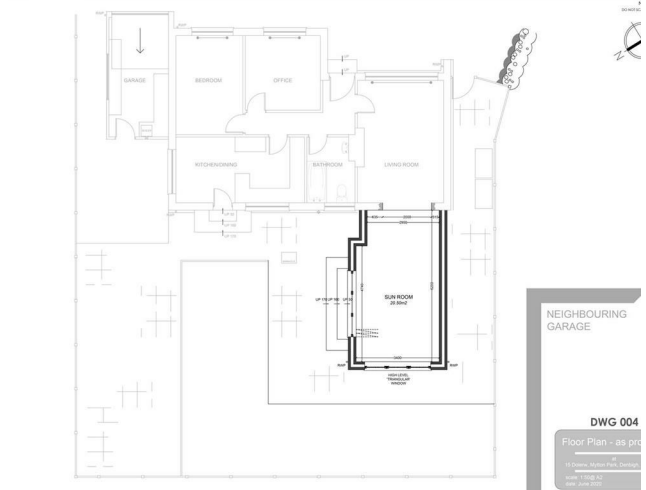
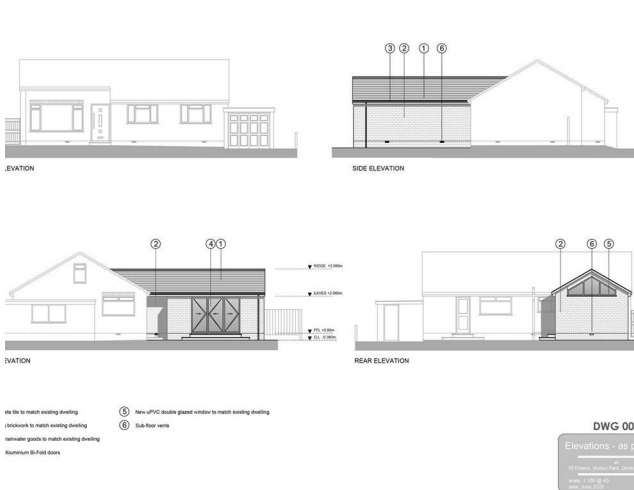
Rear Garden

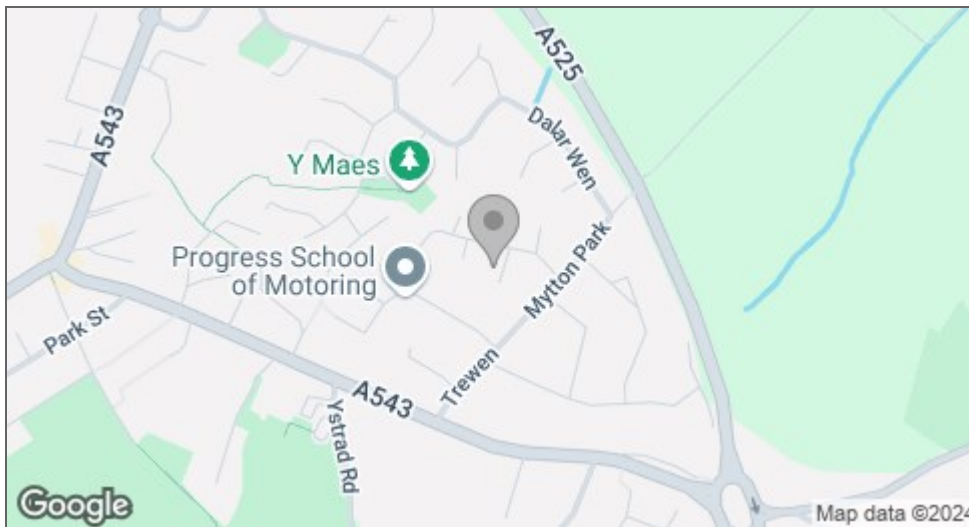
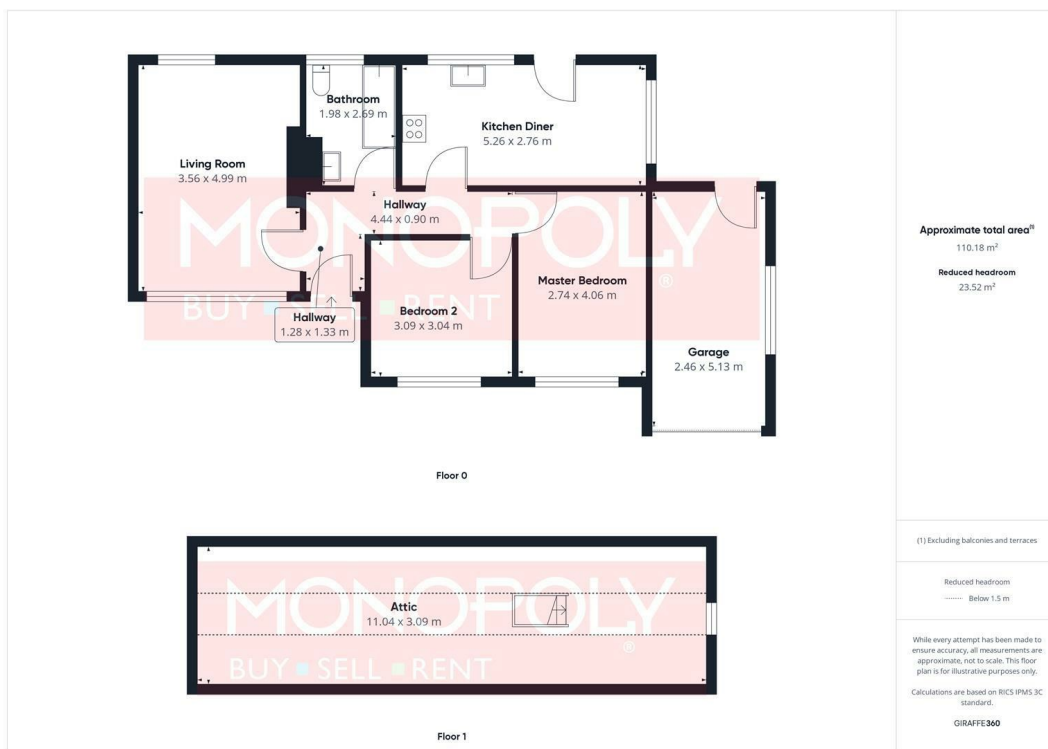
A private and enclosed large rear garden principally laid to lawn with 6ft panelled fencing, a paved patio area providing an ideal spot to relax or to entertain guests and a paved pathway leading you around the property. There is planning permission to extend the property to the rear, please see plans attached, do not worry there will still be enough garden to enjoy!











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		65	
(54-68) 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			
(54-68) 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.

