



Crud Y Castell, Denbigh LL16 4PJ

£175,000

Monopoly Buy Sell Rent are pleased to offer for sale this fantastic two-bedroom semi-detached property in the coveted area of Crud Y Castell, lower Denbigh. The property offers entrance hall, bright lounge, well fitted kitchen and a conservatory with French door. On the first floor there are two bedrooms and a modern fitted bathroom. Externally the property offers off-road parking for two vehicles, a neat front garden and an enclosed easily maintained rear garden. The current owners have kept the property to a high standard and is ready for any potential buyers to move into without any work!

Ideally suited to First Time Buyer / Investment Opportunity

- Immaculately Presented
- Two Bedrooms and Conservatory
- Driveway Providing Off-Road Parking
- Excellent Local Schools Nearby
- Council Tax Band C
- Semi Detached Property
- Enclosed Garden with Shed
- Desirable Area with Countryside Walks
- Freehold Property
- VIRTUAL TOUR AVAILABLE



Hallway

A white uPVC front door with decorative glazing opens into this useful entrance hall providing a built-in cupboard to store your shoes and hooks to hang your coats with walnut wood effect laminate flooring with stairs leading up to the first floor and a door leading into the lounge.

Lounge

The walnut wood effect laminate flooring continues through into this well-appointed lounge with a large uPVC double glazed window overlooking the front of the property having Venetian blinds and a large radiator underneath with a sliding door leading you into the kitchen.

Kitchen

Good sized kitchen fitted with a range of oak fronted cupboards having black marble effect worktops with stainless steel sink and mixer tap, space for electric/gas oven with fitted hood above, space for washing machine; Dryer; Undercounter fridge and freezer, tiled splashbacks, radiator, tile flooring, and a wall mounted Worcester combi boiler. A uPVC double glazed window looks into the conservatory and a panelled glazed door leads you into the conservatory.

Conservatory

Built with a dwarf brick wall with double glazed windows having vertical blinds and a polycarbonate roof with tiled flooring, radiator and French doors leading you out to the rear garden.

Landing

Enclosed staircase with a railing leads you up to this carpeted first floor landing with a useful airing cupboard, a hatch gives access to the loft and panelled doors lead you to all rooms.

Master Bedroom

Good sized master bedroom with wood effect vinyl flooring, a built-in wardrobe and an additional

built-in storage cupboard over the stairs, radiator and a large, double-glazed window with Venetian blinds overlooking the front of the property.

Bathroom

Fitted with a modern white three-piece suite comprising bath with electric shower over and a glazed screen, low flush W.C and a pedestal sink. Fully tiled walls and tiled effect laminate flooring, chrome heated towel rail with shelf above and a uPVC double glazed privacy window overlooking the rear of the property.

Bedroom 2

A single bedroom with carpeted flooring, radiator and uPVC double glazed window with vertical blinds overlooking the rear of the property enjoying distant views of the Clwydian Range over the neighbouring properties.

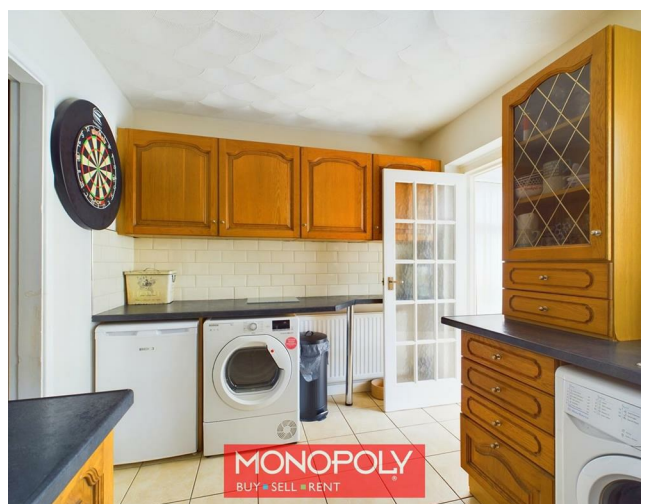
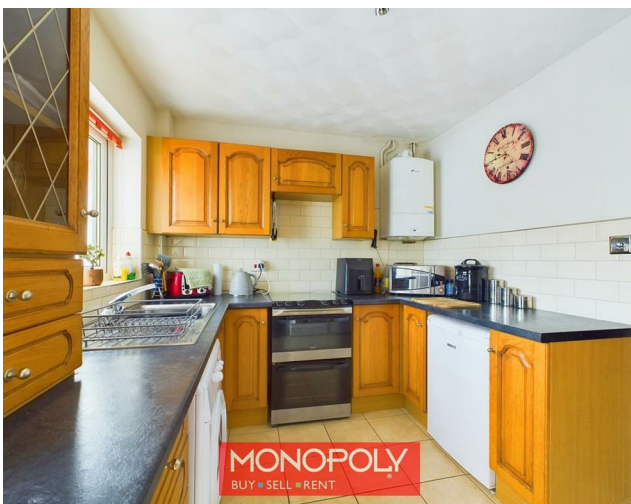
Front Garden

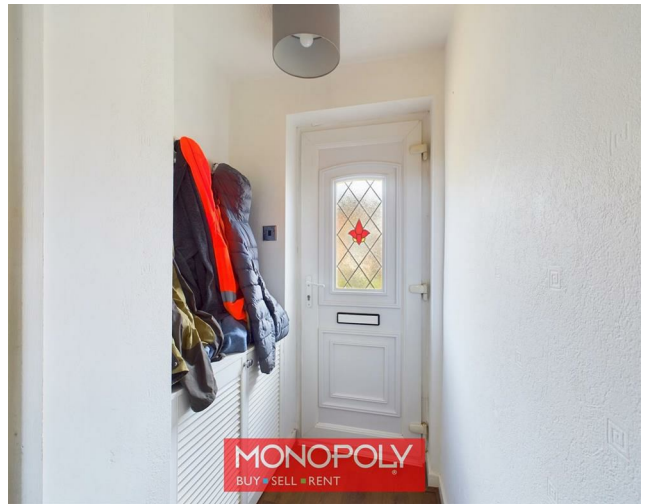
A tarmac driveway provides off-road parking for up to two vehicles with a timber gate leading to the rear garden. A golden gravel front garden with a mature mini tree and a paved pathway leads you to the front door.

Rear Garden

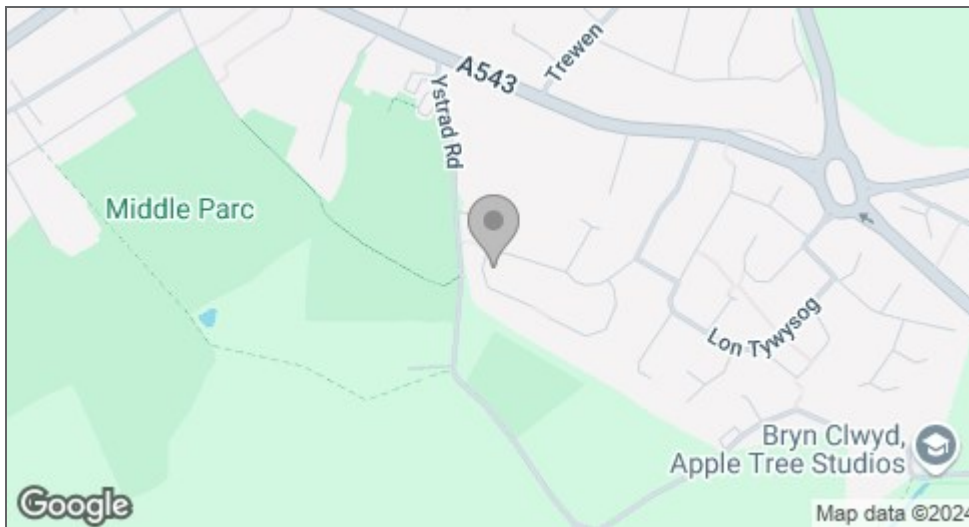
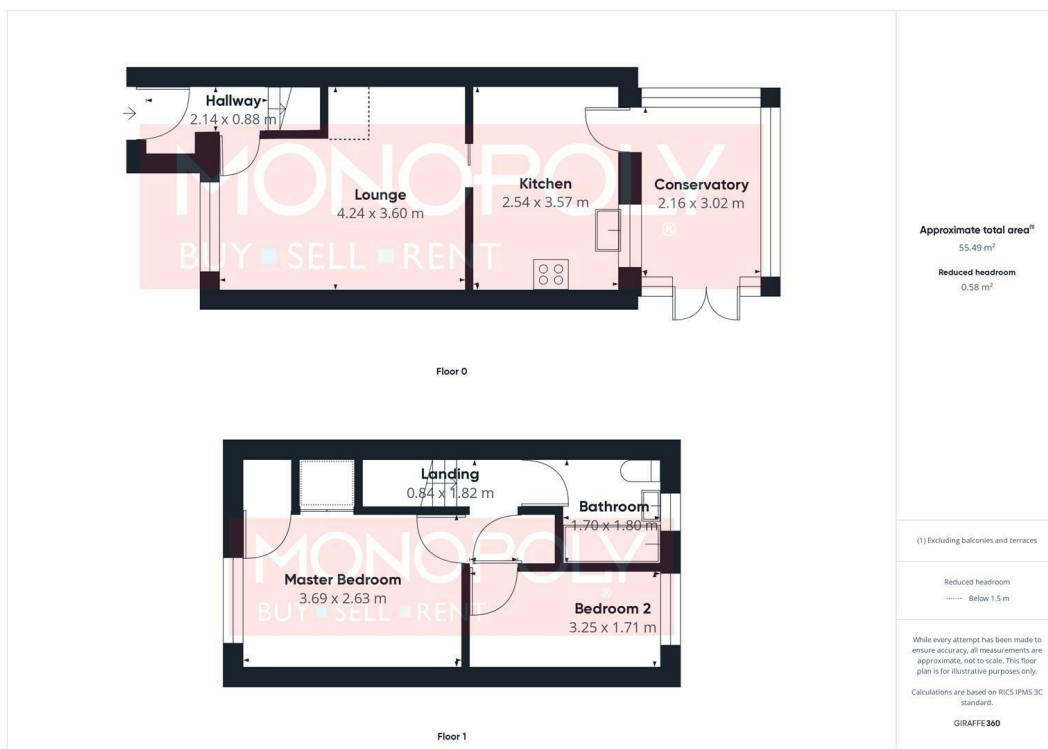
Enclosed rear garden surrounded by panel fencing having a tarmacked area, a golden gravel area for ease of maintenance, and a paved patio area with a garden shed.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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.

