



## Ffordd Pen Y Maes, Denbigh LL16 4YL

**£290,000**

Monopoly Buy Sell Rent is pleased to offer this deceptively spacious detached bungalow in the exclusive residential area of Ffordd Pen Y Maes, Trefnant. This spacious bungalow has everything you need: a hallway, large lounge, kitchen diner, three bedrooms (two double bedrooms), with a master en suite and bathroom. It is on a generously sized plot offering a driveway, a single integrated garage, and an easily maintained enclosed rear garden.

SPACIOUS DETACHED BUNGALOW OFFERED FOR SALE WITH NO ONWARD CHAIN!

- Spacious Detached Bungalow
- Virtual Tour Available
- Driveway & Integrated Garage
- Freehold Property
- Three Bedrooms with Master En Suite
- Private & Easily Maintained Rear Garden
- Council Tax Band E
- No Onward Chain



## Open Porch

A brick built open porch with a welcoming arch having lights, tiled flooring and a glazed uPVC brown front door leading you into the property.

## Hallway

A long carpeted hallway with a useful storage cupboard housing the house alarm and shelving, coved ceiling, a radiator and doors leading to all rooms.

## Lounge Diner

A generous lounge with a central fireplace housing a gas fire with a large, double-glazed window overlooking the front of the property with a smaller window overlooking the side having space for a dining table with coved ceiling, radiator and carpeted flooring

## Kitchen diner

A good-sized kitchen fitted with a range of cream units with granite effect laminate worktops having a stainless-steel sink, integrated eye level electric oven and grill, with a gas hob and hood above and tiled splashbacks. Space for a dining table with coved ceiling, radiator, tiled effect vinyl flooring with a timber glazed window overlooking the side of the property and an external uPVC door.

## Master Bedroom

A light and bright double bedroom with a triple fitted wardrobe, carpeted flooring, coved ceiling with a timber framed double glazed window overlooking the rear garden with radiator underneath and a door leads you into the en-suite.

## Master En Suite

Fitted with a shower unit housing an electric shower with tiled splashbacks, wall mounted hand wash basin, and low flush WC with extractor fan, radiator, coved ceiling, and a double-glazed window with privacy glazing overlooking the rear of the property.

## Bedroom 2

A double bedroom with carpeted flooring, coved ceiling, and a radiator with space for storage cupboard having a double glazed timber framed window overlooking the rear garden.

## Bedroom 3

A single bedroom currently used as a storage room with carpeted flooring, coved ceiling, radiator and a double-glazed window overlooking the rear of the property.

## Bathroom

A spacious bathroom fitted with a four-piece pink suite comprising a bath, vanity unit with hand wash basin, low flush WC and a bidet. With carpeted flooring, part tiled walls, coved ceiling, radiator and a double-glazed window with privacy glazing overlooking the side of the property.

## Garage

A single integrated garage with concrete flooring and barn doors housing the Worcester gas combi boiler with a hatch accessing the insulated loft, a window brings in natural light with power, lights and a door leading you into the hallway.

## Front Garden

A tarmac driveway leads you to the driveway and front porch with a lawn area with pathways giving access down both side to rear garden with panelled fencing.

## Rear Garden

An easily maintained and private rear garden with a paved path having gravelled with a blocked paved patio area with mature shrubs, arched panelled fencing and access down both sides of the property.



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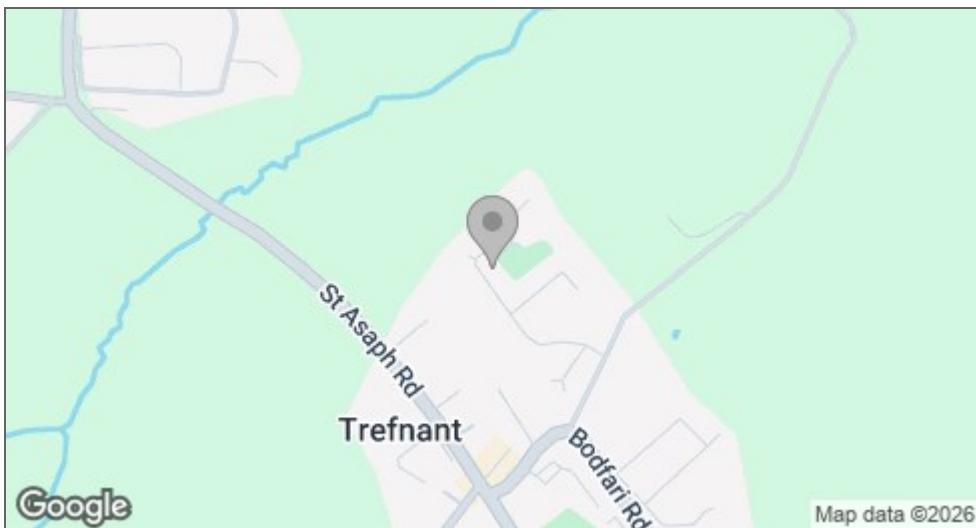
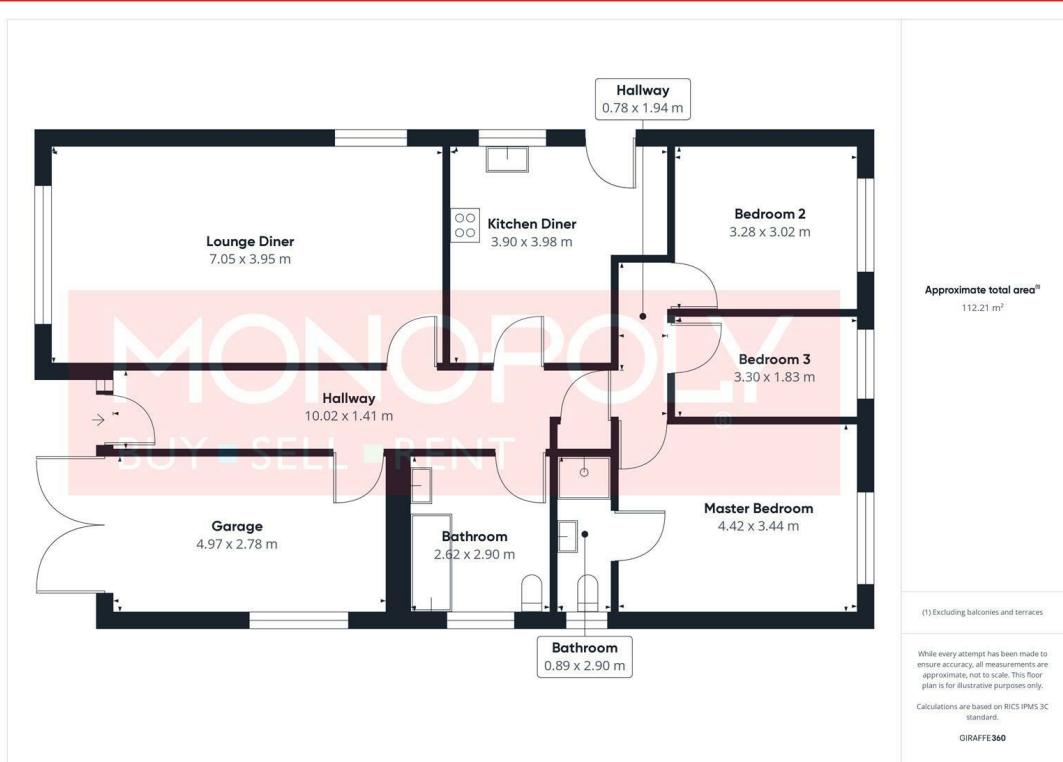
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

