



## Crud Y Castell, Denbigh LL16 4PX

**£185,000**

Monopoly Buy Sell Rent is please to offer this fantastic two bedroom semi detached property in the sought after Crud Y Castell estate in lower Denbigh. The property offers off road parking with plenty of living space including the conservatory which provides a welcomed additional reception room. The current owners have kept the property to a high standard and is in pristine condition and ready for any potential buyers to move into without any work. Viewing is highly recommended.

- Immaculately Presented Semi Detached Property
- Two Bedrooms and Large Conservatory
- Enclosed Garden with Patio Area with Shed
- Council Tax Band C
- Finished to a High Specification Throughout
- Driveway Providing Off Road Parking
- Desirable Area, Excellent Local Schools Nearby
- Freehold Property



## Entrance Porch

Useful porch providing plenty of space to keep your shoes and coats with wood effect laminate flooring and a decorative glazed door leads you into the lounge.

## Lounge

4.24m x 3.63m (13'10" x 11'10")

Well-appointed lounge with carpeted flooring and uPVC double-glazed window overlooking the front of the property. Stairs lead you up to the first floor with a radiator and access to the kitchen.

## Kitchen

3.55m x 2.49m (11'7" x 8'2")

Good sized kitchen with pine effect fitted wall, base and display units with black laminate worktops. Integrated fridge freezer and electric oven with gas hob and stainless steel hood over with space for washing machine. Breakfast bar, Spanish slate tiled walls, radiator, power points, tile effect vinyl flooring, uPVC double glazed window looking into the conservatory and a panelled glazed door leads you into the conservatory.

## Conservatory

4.11m x 3.02m (13'5" x 9'10")

Generous conservatory with fully insulated laminate flooring and uPVC triple glazed windows overlooking the rear garden. Power points and French doors open out onto the patio.

## Landing

With an airing and storage cupboard housing the Worcester boiler and white panelled doors leading to all rooms.

## Master Bedroom

2.59m x 3.58m (8'5" x 11'8")

Large double bedroom with uPVC double glazed window overlooking the front of the property. Built-in wardrobes with mirrored sliding doors, radiator, power points and carpeted flooring.

## Bedroom 2

3.27m x 1.70m (10'8" x 5'6")

Single bedroom with carpeted flooring, radiator, power points and uPVC double glazed window overlooking the rear of the property.

## Bathroom

1.75m x 2.31m (5'8" x 7'6")

Modern three piece fitted bathroom suite comprising of low flush WC, pedestal hand wash basin and panelled bath with thermostatic shower over. A uPVC double glazed window overlooks the rear of the property with privacy glass, radiator, tiled walls and tiled flooring.

## Externally

The front has a neat lawn garden with tarmac driveway providing off-road parking. A timber gate leads you to the enclosed rear garden with a large timber shed, paved patio area and a raised lawn area all bounded by a timber fence.





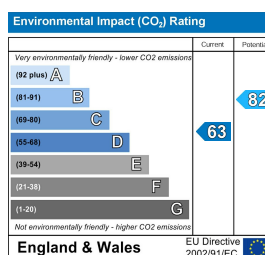
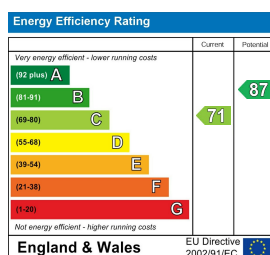
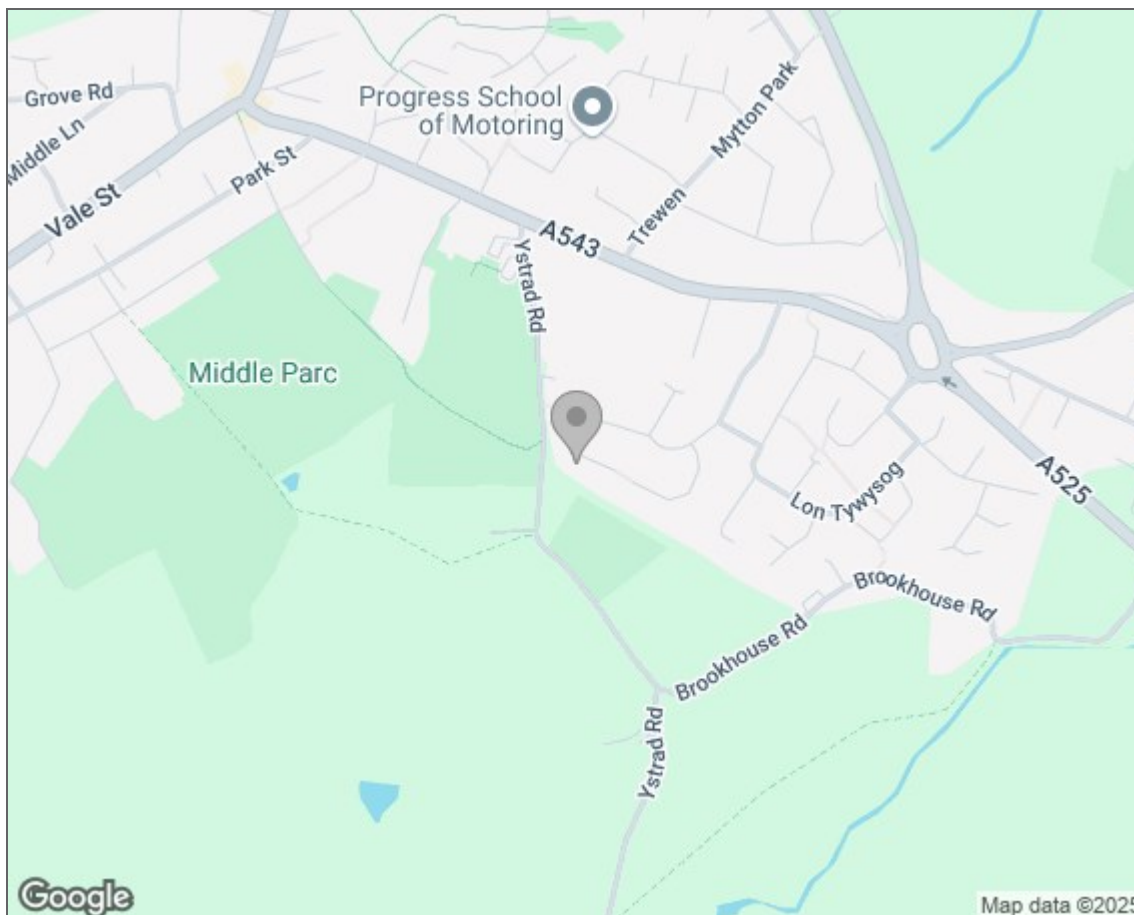












#### MONEY LAUNDERING REGULATIONS 2003

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.

