



Marcellas Court, Denbigh LL16 4AR

£169,950

Monopoly Buy Sell Rent are pleased to offer this fantastic bungalow located in the sought-after Myddleton Park development in lower Denbigh. The detached property needs updating and has been priced accordingly. Briefly comprising of a kitchen diner, lounge, two double bedrooms, family bathroom, conservatory, detached garage and private rear garden this property would suit a developer, builder or landlord who is looking to add value by updating the property to sell or rent. Viewing is arranged strictly by appointment.

- 2 Bedroom Detached Bungalow
- Located In A Quiet Cul De Sac
- Private Rear Garden
- Council Tax Band C
- In Need Of Restoration
- Detached Garage
- Freehold Property
- VIEWING HIGHLY RECOMMENDED



Hallway

A timber door leads to the hallway with carpeted flooring and doors leading to all rooms. A hatch also leads to the attic space.

Kitchen Diner

4.54 x 2.67 (14'10" x 8'9")

A large kitchen diner with white base and wall units with laminate worktops, vinyl flooring and space for a small table and chairs. The existing boiler is located in the dining area with three single-glazed timber framed windows allowing lots of natural light. There are voids for all your white goods including a tall fridge freezer, washing machine and dryer and freestanding electric cooker.

Lounge

4.35 x 3.22 (14'3" x 10'6")

The large lounge offers a gas fire with timber surround and carpeted flooring. There is ample space for lounge furniture with lots of natural light via the two single glazed timber framed windows.

Master Bedroom

4.01 x 3.05 (13'1" x 10'0")

The carpeted double room boasts fitted wardrobes with bed surround storage with a void for a standard double bed. The double-glazed window overlooks the rear garden with amazing storage throughout.

Bedroom 2

2.95 x 2.90 (9'8" x 9'6")

A carpeted double which has been used by the current owner as a dining room. There is a patio door leading to the conservatory and an airing cupboard located in the corner.

Family Bathroom

1.98 x 1.75 (6'5" x 5'8")

The family bathroom offers a full-sized bath with an electric shower over, a pedestal sink and a low flush WC. The room is part tiled with vinyl flooring and

single glazed timber framed window with privacy glass.

Conservatory

3.00 x 2.78 max (9'10" x 9'1" max)

The double-glazed conservatory offers additional living space, which is fabulous in summer. French doors lead to the rear garden with a poly roof and wall-mounted radiator.

Front Garden

Located in a quiet cul-de-sac the concrete driveway leads to the rear door and garage with parking for 2 vehicles. A concrete pathway leads to the front door with established shrubs. There is a large bin store with a patio area to the property's side with a pathway to the rear door and garden.

Rear Garden

A fabulous rear garden which is predominantly laid to lawn with mature beds and hedges on either side. There is panel fencing to the rear with ample space for alfresco dining.

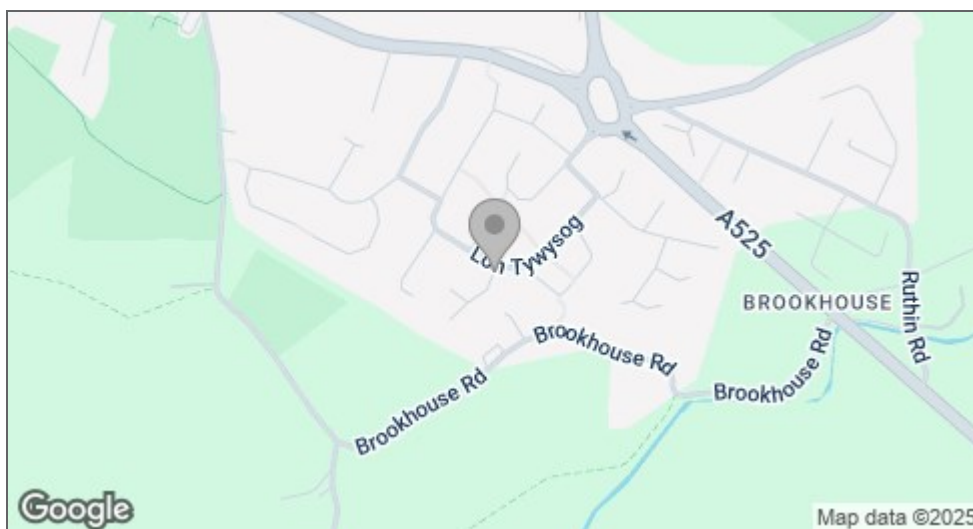
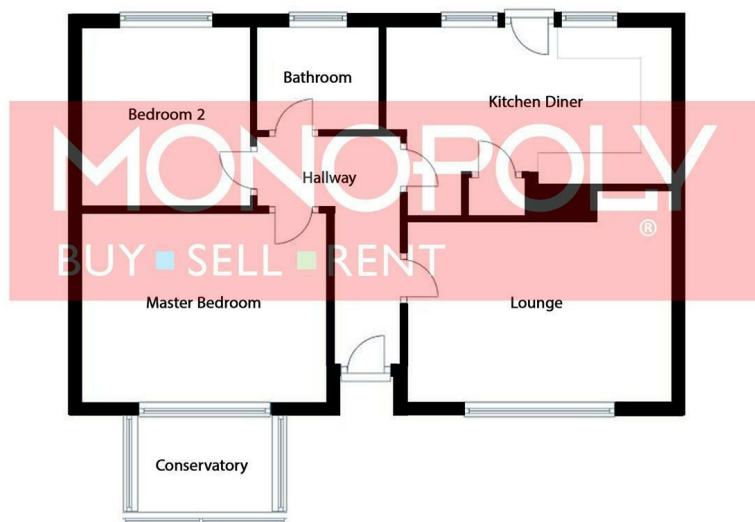








This floorplan is for illustrative purposes only and not to scale.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			
(69-80) C		53	
(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			
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ 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 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.

