



Dalar Wen, Denbigh LL16 3HT

£280,000

Monopoly Buy Sell Rent is pleased to offer for sale this well-presented detached bungalow sitting on a generous corner plot within a prime location on the popular Dalar Wen estate. This bungalow offers deceptively spacious accommodation to include a living room with a central fireplace, a newly fitted open plan kitchen, a spacious conservatory, three bedrooms, modern fitted bathroom, and a rear porch currently used as a utility room. It benefits from gas central heating with a hot water tank, and newly fitted uPVC double glazed windows throughout. The good-sized rear garden is fully enclosed with a generous wrap-around front garden having a garage with a driveway providing off-road parking. There are a variety of good schools, shops, and leisure centre within walking distance also good road links and bus stops nearby.

A Beautifully Presented Bungalow that Must be Viewed!

- Generous Corner Plot Detached Bungalow
- Three Bedrooms
- Single Garage & Large Driveway
- Council Tax Band D
- Beautifully Presented Throughout
- Newly Fitted Open-Plan Kitchen
- Impressive Wraparound Gardens
- Freehold Property



Hallway

A grey fronted composite front door leads you into this light and bright hallway with carpeted flooring having space to hang your coats and leave your shoes with a useful storage cupboard, radiator, a hatch gives access to the part boarded loft and doors lead you into all rooms.

Living Room

A cosy dual-aspect living room having a central fireplace with tiled surround, a timber mantle and tiled hearth with carpeted flooring, a radiator and double-glazed windows overlooking the front and side of the property.

Kitchen

A modern newly fitted kitchen fitted with a range of light grey units with marbled effect worktops having matching splashbacks with a stainless steel sink, integrated eye-level electric oven with microwave oven above, integrated dishwasher and fridge, 5 ring gas hob with extractor fan above, wood effect vinyl flooring space for a snug or dining table with a window overlooking the side of the property, an opening into the conservatory and a door into the rear porch.

Conservatory

A south westerly facing conservatory recently fitted with a new roof having double glazed windows, dwarf walls and a patio door leading you out to the rear garden with wood effect vinyl flooring and window blinds.

Master Bedroom

A generous double bedroom with wood effect flooring, fitted overbed wardrobes, a storage cupboard, a large window overlooking the driveway and a door leads you into the master en suite.

Master En Suite

Fitted with a three-piece suite comprising a corner shower unit housing an electric shower, low flush WC and a pedestal sink with part tiled walls, extractor fan, wall mounted mirror, chrome towel rail and decorative tiled effect laminate flooring.

Bathroom

A modern white bathroom fitted with a three-piece suite comprising a low flush WC, pedestal sink with a cupboard underneath, a deep bath with an electric shower over having a clear shower screen with fully tiled walls, chrome towel rail, extractor fan, decorative tiled vinyl flooring, wall mounted cupboard and a privacy window overlooking the rear of the property.

Bedroom 2

A double bedroom fitted with carpeted flooring having plenty of space for storage cupboards with a double-glazed window overlooking the rear of the property with a radiator underneath

Bedroom 3

A single bedroom with carpeted flooring with a double-glazed window overlooking the front of the property with a radiator underneath.



Utility / Rear Porch

Useful rear porch currently used as an utility with lights, electrical points, plumbing for washing machine, and double glazed windows and a door opening out to the rear patio area.

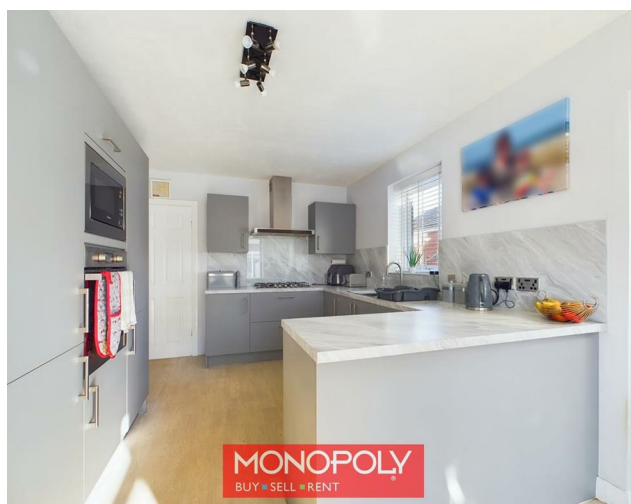
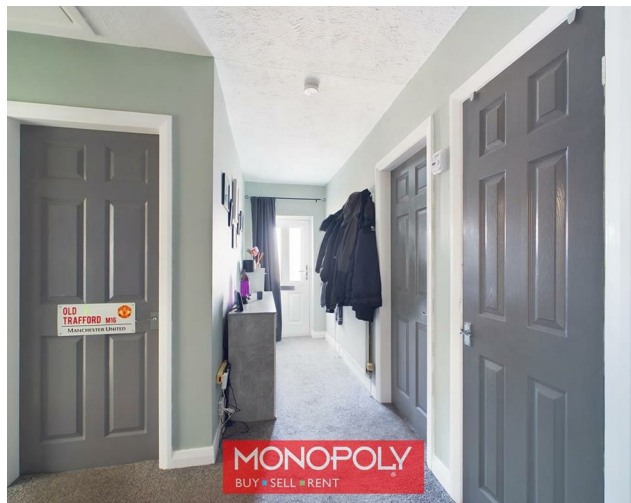
Garage

A single garage with an up and over door having power and lights with a pedestrian door.

Externally

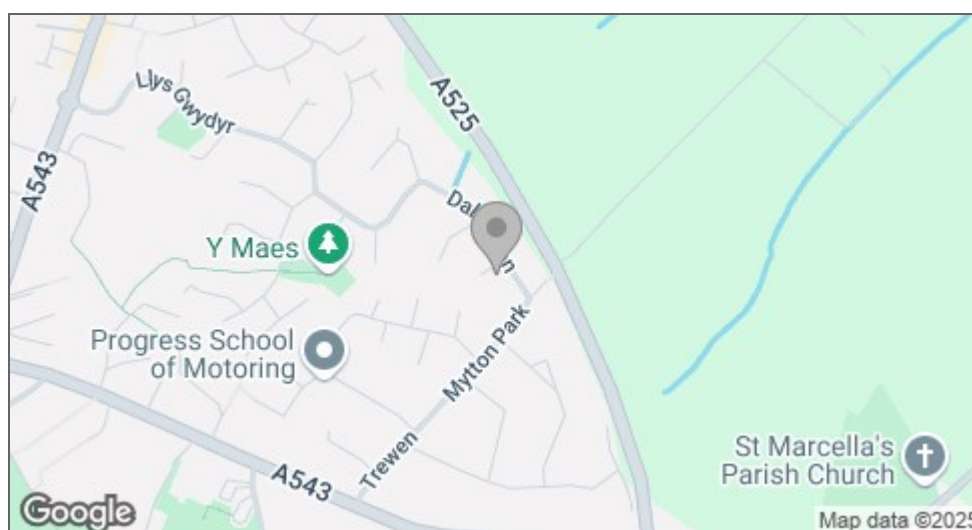
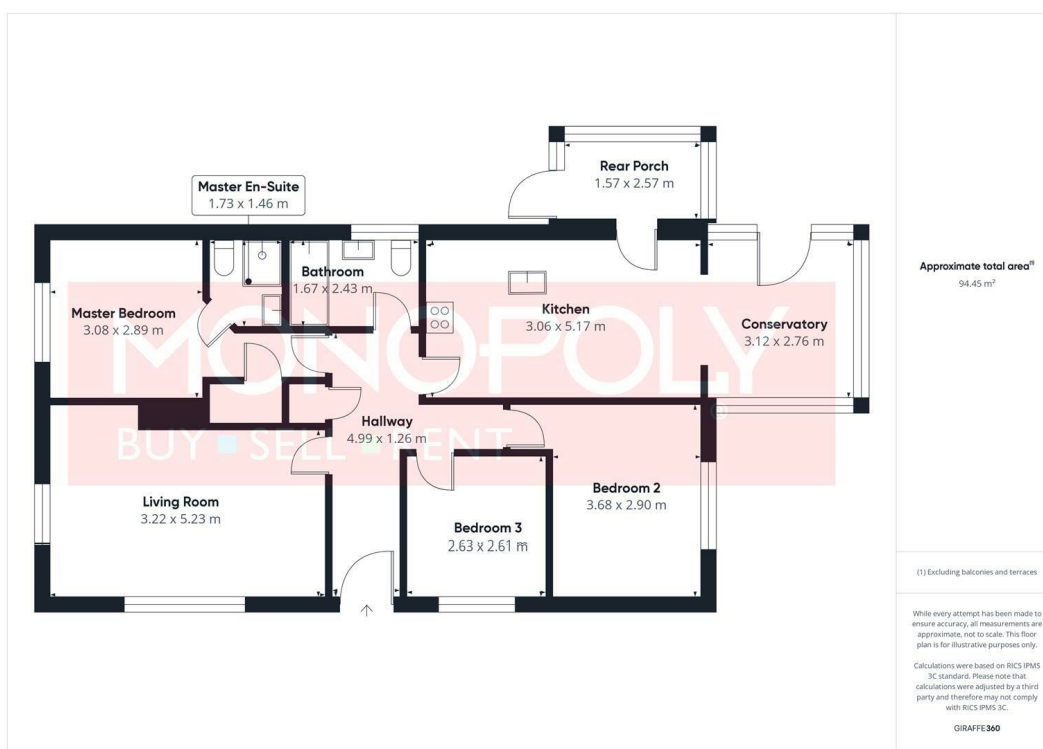
A generous wrap around garden set on a corner plot with a tarmacked driveway providing off-road parking, a paved pathway leads you to the front door with a timber gate giving you access to the private and enclosed garden mainly laid to lawn with a timber shed all bounded by panelled fencing with a paved patio area giving access to the rear garden and a wrought iron gate leading you back to the driveway.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

