



Parc Bach, Denbigh LL16 4YE

£285,000

Monopoly Buy Sell Rent is delighted to present this deceptively spacious three-bedroom dormer bungalow for sale. Situated on a corner plot, the property seamlessly combines comfort and practicality. It boasts a well-equipped kitchen, a generous lounge, and a bright conservatory, providing an abundance of natural light and delightful garden views. With the added benefit of a garage, low-maintenance outdoor space, and its close proximity to local amenities and a nearby playground, this home is ideally located for those seeking convenience and ease of access to daily necessities.

- Detached Dormer Bungalow
- Garage & Off-Road Parking
- Views of the Clwydian Range
- No Onward Chain
- Three Double Bedrooms
- Low-Maintenance Garden
- Close to Local Amenities
- Council Tax Band E



Hallway

2.55 x 3.11 (8'4" x 10'2")

The entryway features a charming vestibule with butcher tile floors, a wall light for soft illumination, and privacy glass panels for added seclusion. The hallway beyond provides access to the living room, kitchen, WC, and a turned staircase, while two radiators ensure the space remains warm and welcoming.

Living Room

3.60 x 7.94 (11'9" x 26'0")

This dual-aspect living room is bright and airy, featuring coved ceilings and an electric fireplace with a marble-look surround and a wooden mantle. With two radiators for warmth, sliding patio doors, and access to the hallway and kitchen, it offers a seamless blend of comfort and convenience.

Kitchen

3.57 x 3.99 (11'8" x 13'1")

This spacious kitchen boasts wooden units with decorative tiling, wood effect vinyl flooring and a radiator creating a warm and inviting atmosphere. It features a gas stove, eye-level oven and grill, integrated fridge, and a concealed oven hood for a sleek design. A stable door offers access to the conservatory with additional access to the hallway, living room and the garage combining practicality and charm.

Conservatory

3.46 x 1.73 (11'4" x 5'8")

This timber-framed conservatory is double-glazed and features tile-effect vinyl flooring, wall lights, and a polycarbonate roof that floods the space with natural light. South-easterly facing, it offers access to both the garden and the kitchen, with an electric wall heater ensuring year-round comfort.

Downstairs WC

2.09 x 0.89 (6'10" x 2'11")

The downstairs WC is compact yet functional, featuring a sink and toilet for convenience. It also includes hooks for coats and an under-stairs cupboard, providing practical storage space to keep the area tidy and organized.

Landing

4.60 x 0.98 (15'1" x 3'2")

The landing, with its elegant coved ceiling, provides access to three bedrooms and a bathroom. A window fills the space with natural light, while a hatch offers convenient access to the loft for additional storage.

Master Bedroom

3.58 x 3;.18 (11'8" x 9'10";.59'0")

The carpeted master bedroom is spacious and bright, featuring a double layout and a dormer window that offers stunning views of the Clwydian Range. A radiator ensures warmth and comfort, while a door provides access to a separate dressing room for added convenience and storage.



Dressing Room

2.16 x 3.62 (7'1" x 11'10")

The dressing room, accessed through the master bedroom, offers a functional and organized space for clothing and accessories. It features a door opposite that leads to additional shelving and provides access to the eaves, offering extra storage options in a tucked-away area.

Bedroom 2

3.59 x 3.42 (11'9" x 11'2")

This carpeted double bedroom is filled with natural light from the dormer window, creating a bright and airy atmosphere. A radiator ensures warmth and comfort, while the wooden door adds a rustic charm. The room also offers additional space for cupboards or storage, making it both functional and versatile.

Bedroom 3

3.60 x 3.19 (11'9" x 10'5")

This carpeted double bedroom is bright and inviting, featuring a dormer window that lets in plenty of natural light. A radiator ensures the room stays cozy, and the wooden door adds a touch of warmth and character to the space.

Bathroom

2.59 x 2.35 (8'5" x 7'8")

The bathroom features a practical layout with a shower, toilet, and sink, providing all the essentials. A dormer window allows natural light to brighten the space, while an extractor fan ensures proper ventilation.

Garage

3.16 x 4.95 (10'4" x 16'2")

The garage is fitted with an up-and-over door and includes a consumer unit, a utility space for a washing machine and freezer, and a gas boiler. It also features a double-glazed privacy window to the rear garden, with water, electricity, and a clothesline for added practicality.

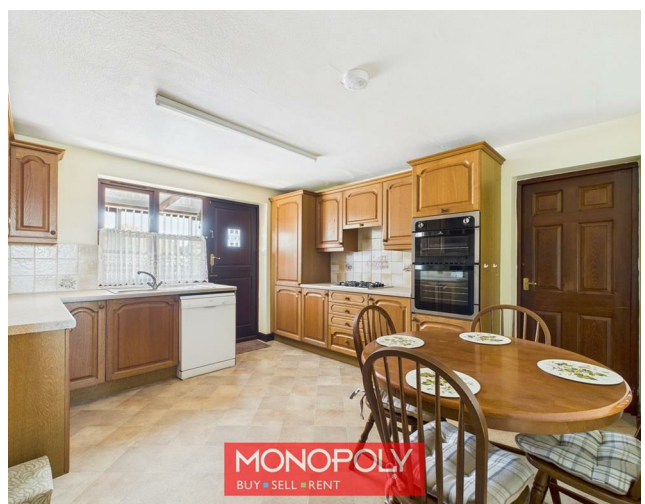
Rear Garden

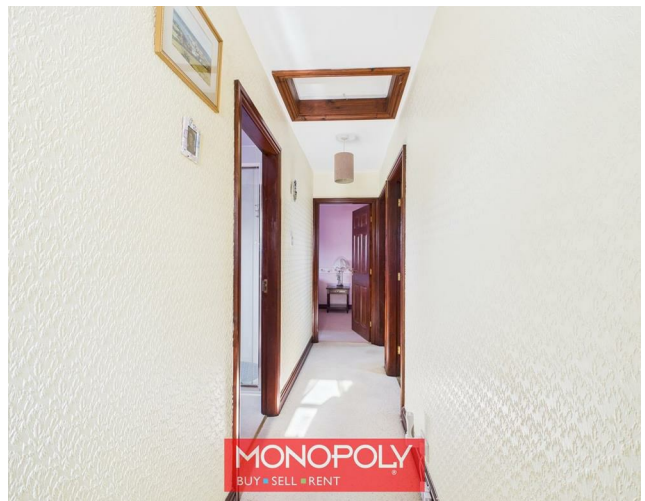
The rear garden is beautifully landscaped with stone paving, a rotary clothesline, and a mix of slate and bark pathways. Lush shrubbery adds greenery, while a green arch frames the space, leading to a timber garden shed for additional storage.

Front Garden

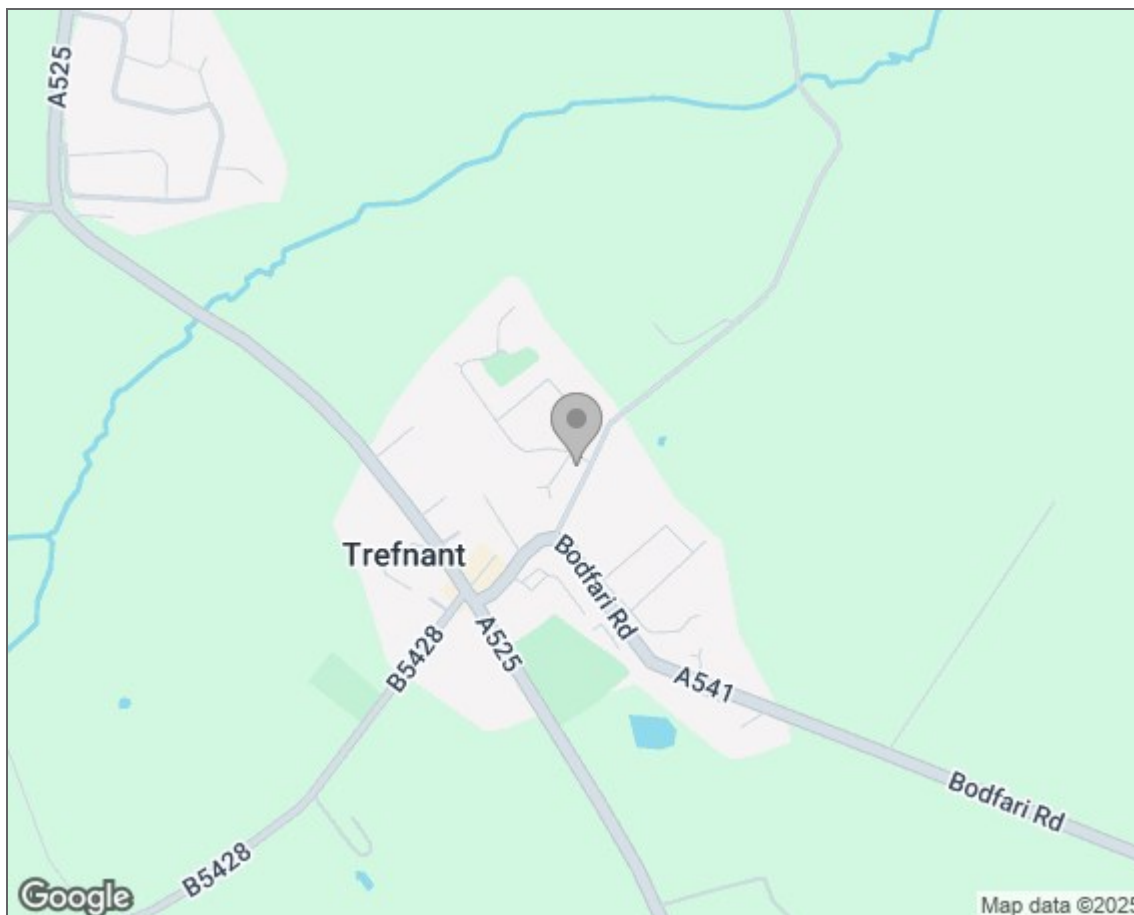
The front garden features tarmacked parking space for two cars, complemented by a well-maintained grass lawn. Gated access provides a convenient pathway to the rear garden, offering easy transition between outdoor spaces.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		74
(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

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