



Ffordd Aled, Denbigh LL16 3EQ

£285,000

Monopoly Buy Sell Rent are pleased to offer this recently modernised 3-bedroom detached property located on a private cul-de-sac in lower Denbigh. Since purchasing the property, the current owners have lovingly updated the property to fit with the needs of a modern family with new windows and doors, kitchen, bathroom, timber garage as well as landscaping the rear garden to create a low-maintenance social space which offers facilities for all ages. Being the only property on the street and with a drovers lane to the side, the property has a very private feel but remains within walking distance to all local amenities.

Viewing Highly Recommended!

- 3 Bedroom Detached Property
- Finished To A High Standard Throughout
- Large Timber Garage
- A Choice Of Finishes To Front For Buyers
- The Lone Property On A Quiet Cul De Sac
- Low Maintenance Rear Garden
- Council Tax Band D
- Viewing Highly Recommended



Hallway

A composite door leads into a carpeted hallway with a storage cupboard for footwear and coats. A further door leads into the bottom of the stairs with door leading to the lounge and carpeted stairs to the first floor.

Lounge

The large carpeted lounge offers UPVC double glazed window allowing lots of natural light, with inset lighting, double radiator and electrical points throughout. A doorway leads through to the kitchen diner.

Kitchen Diner

The kitchen diner has luxury vinyl tiled flooring throughout with a fully integrated kitchen including a 70:30 fridge freezer, oven, dishwasher, microwave, wine cooler, electric hob and extractor. The kitchen is finished in a grey with a 1 1/2 sink with a draining board and marble effect laminate worktops. A double-glazed window overlooks the rear garden with ample space for a family dining table.

Snug

A second reception room with LVT flooring and concealed built-in storage. The room has inset lighting with French doors leading to the rear garden.

Master Bedroom

A carpeted double room with built-in wardrobes and a double-glazed UPVC window overlooking the front elevation.

Bedroom 2

A double room with a double-glazed UPVC window overlooking the rear elevation and electrical points throughout.

Bedroom 3

A carpeted single room with a built-in mirrored wardrobe and space for a single bed.

Family Bathroom

A beautiful fully tiled bathroom with P shaped bath with thermostatic shower over, vanity unit with low flush WC and sink with mixer tap, chrome laddered radiator and wall mounted storage cupboard.

Front Garden

The front garden is tarmacked with block brick edging. The current owners are willing to allow the new owners to decide on the covering to the remainder of the front, with them willing a choice of lawn, artificial grass or chippings. A rendered wall marks the front boundary with a wrought iron gate leading to the rear garden.

Rear Garden

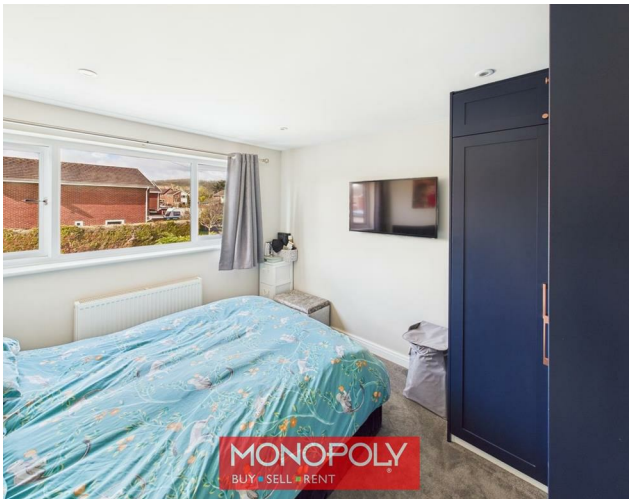
The multifaceted rear garden offers something for all ages with a designated play area with rubberised flooring and picket fencing, a large patio area that wraps around the rear of the property, artificial grass surrounded with railway sleepers and a raised composite decking area. The garden is South-East facing with sunshine throughout the majority of the day. The whole garden is bound with 6ft paneled fencing with concrete posts.

Garage

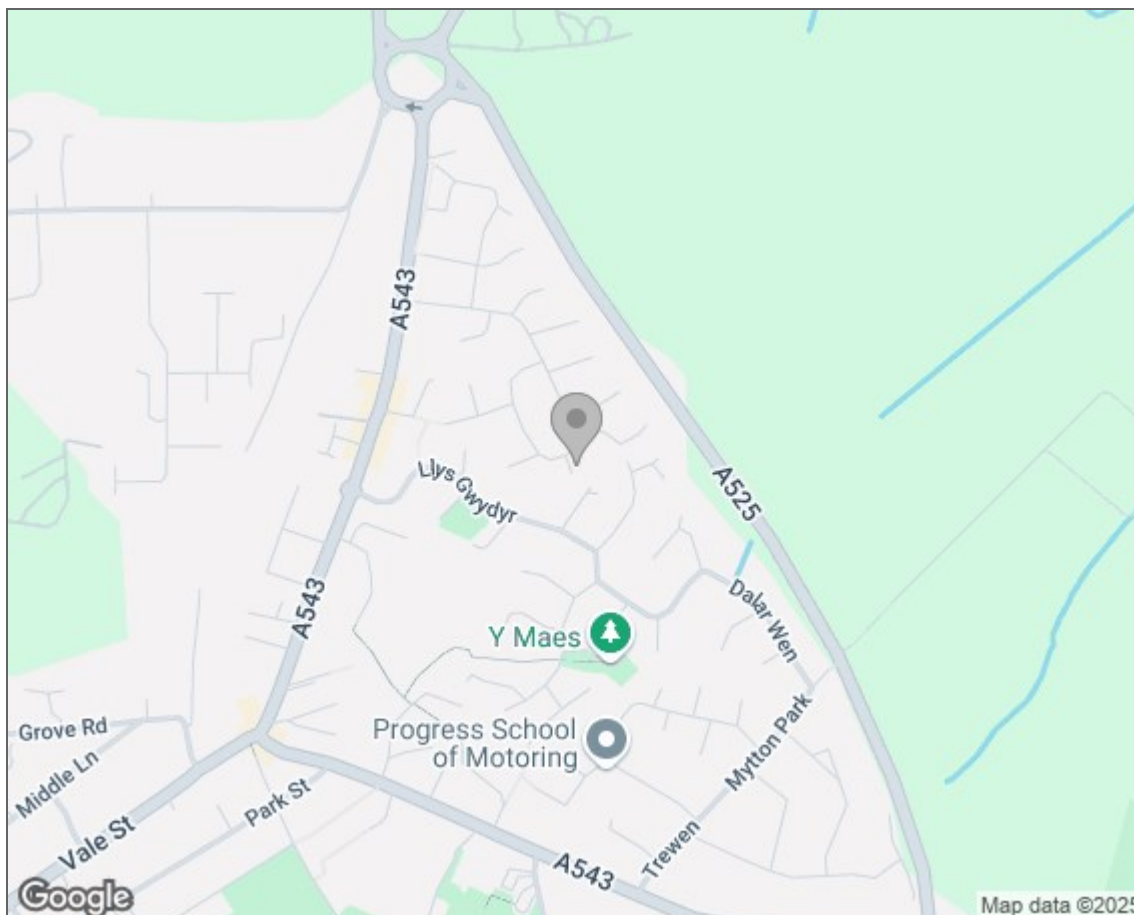
The newly built timber garage has a rubberised roof with an electric roller shutter door to the front and a pedestrian door to the rear. There are electrical points throughout with a sink with a drainer to the rear, with plumbing and voids for a washing machine and dryer.











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	

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.

