



## Y Maes, Denbigh LL16 3JR

**£315,000**

Monopoly Buy Sell Rent is pleased to offer this modern four-bedroom detached house, located in the popular residential area of Lower Denbigh, conveniently located near local schools, leisure centre and other local amenities. The accommodation comprises of living room with a bay window and feature fireplace, dining room, conservatory, modern fitted kitchen with integrated appliances, utility room, WC, master bedroom with en-suite shower room, three further bedrooms, and family bathroom. Added benefits include uPVC double glazing throughout and gas central heating. Outside the property provides ample off-street parking, a garage, lawned gardens to the front, and patio area. Fabulous Home That Must Be Viewed!

- Detached Family Home
- Conservatory, Garage & Deiveway
- Close to all Local Aminities
- Freehold Property
- Four Bedrooms
- Enclosed Rear Garden
- Nearby Local Primary Schools
- Council Tax Band E



## Living Room

4.55 x 3.50 (14'11" x 11'5")

A spacious living room with deep uPVC double glazed bay window to the front of the property with coved ceiling and beautiful hardwood flooring.

## Dining Room

3.00 x 2.52 (9'10" x 8'3")

A light and airy room with hardwood flooring, radiator, coved ceiling and double glazed French doors leading to the conservatory.

## Kitchen

3.38 x 2.98 (11'1" x 9'9")

Fitted with a modern high gloss base, drawer, and wall units with laminate worktops having an integrated electric oven with gas hob and hood above, an integrated fridge freezer, and a dishwasher. UPVC double-glazed window overlooking the back garden with hardwood flooring.

## Conservatory

3.10 x 2.82 (10'2" x 9'3")

UPVC double glazed conservatory with polycarbonate roof, tiled flooring and French doors opening out onto the garden.

## Utility

1.57 x 1.24 (5'1" x 4'0")

Fitted with high gloss storage units with worktop and space for a washing machine and tumble dryer. Hardwood flooring and uPVC double-glazed door opening to the side of the property.

## Downstairs WC

1.25 x 1.36 (4'1" x 4'5")

WC with wash basin, radiator, obscure window and hardwood flooring.

## Master Bedroom

3.94 x 3.59 (12'11" x 11'9")

Spacious double bedroom with carpeted flooring,

uPVC double glazed window overlooking the front of the property with radiator and door leading into the ensuite.

## Master En Suite

1.65 x 1.53 (5'4" x 5'0")

Fitted with a shower enclosure, pedestal hand wash basin and WC. Radiator and uPVC double glazed window to the side of the property.

## Bedroom 2

4.56 x 2.70 (14'11" x 8'10")

A carpeted bedroom with uPVC double glazed window overlooking the front of the property and radiator.

## Bedroom 3

3.68 x 2.44 (12'0" x 8'0")

A carpeted bedroom with uPVC double glazed window overlooking the rear of the property and radiator.

## Bedroom 4

3.07 x 2.64 (10'0" x 8'7")

A carpeted bedroom with uPVC double glazed window overlooking the rear of the property and radiator.

## Bathroom

2.10 x 2.09 (6'10" x 6'10")

Fitted with a modern three piece suite comprising bath with mains shower over, screen and plastic wall cladding, pedestal hand wash basin and WC. Obscure uPVC double glazed window overlooking the back

## Outside

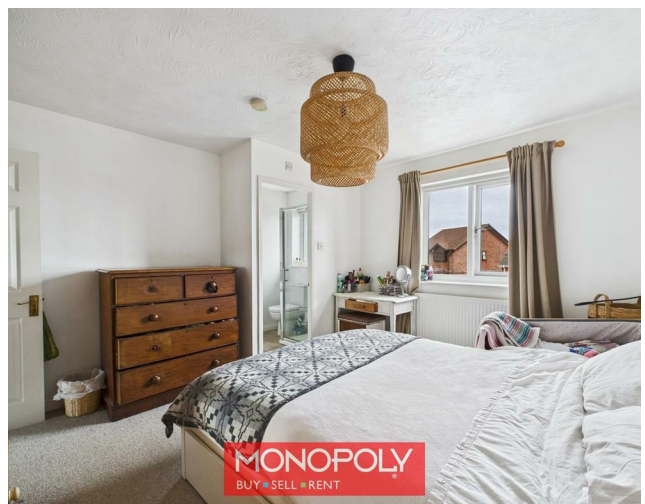
To the front of the property, there's a large driveway allowing off-road parking for several cars. A timber gate leads you to the back garden having a patio and large lawned area with well established shrubbery.











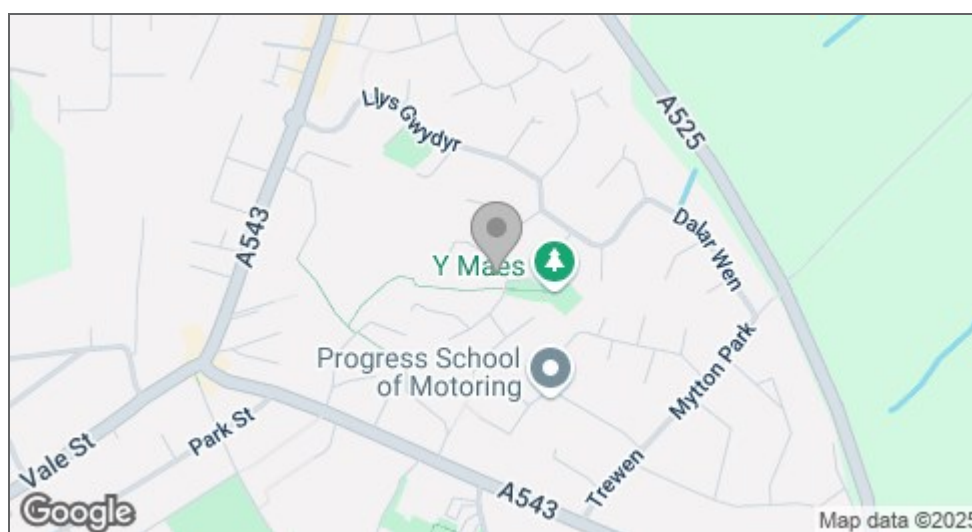
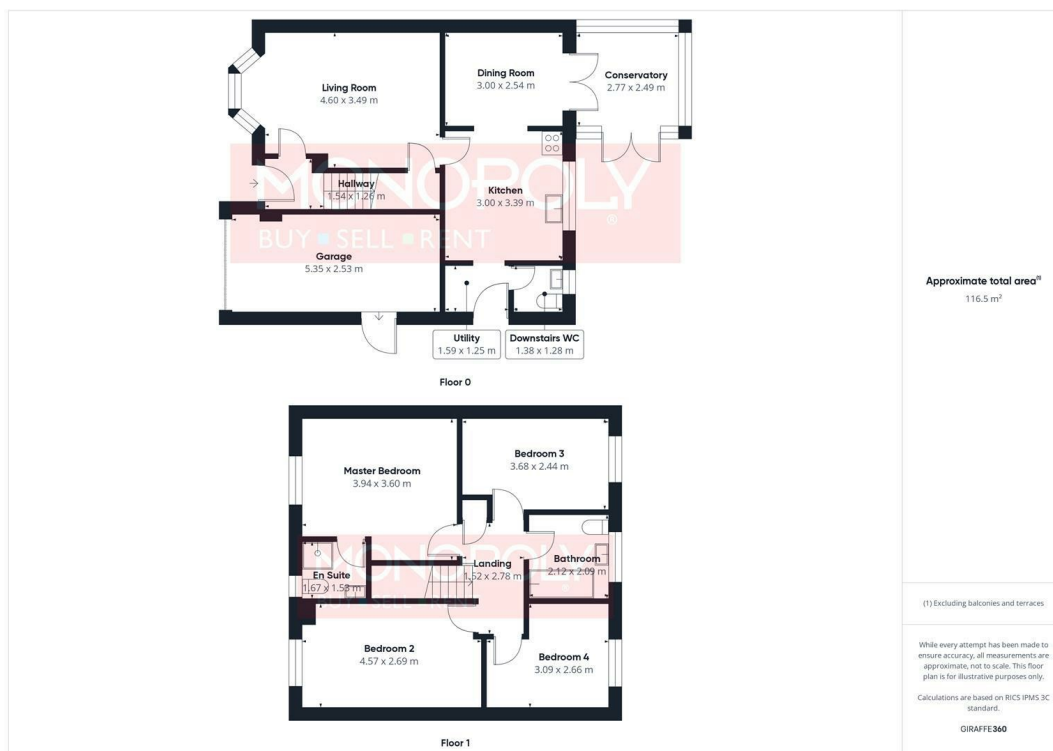












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		73
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.

