



## Dalar Wen, Denbigh LL16 3HT

### £250,000

Monopoly Buy Sell Rent is pleased to offer for sale this immaculately presented detached 2/3-bedroom bungalow finished to a high specification throughout and offers stylish, versatile living in a sought-after residential area. Set in a convenient location close to local amenities and transport links, the property benefits from a vestibule, comfortable lounge, a modern fitted kitchen, three double bedrooms, one currently used as a living room, and a modern fitted bathroom. Externally the property offers well-kept gardens, driveway, providing ample off-road parking and garage. Ideal for those seeking a comfortable and well-maintained home, this freehold property falls under Council Tax Band D and is perfect for a range of buyers, including downsizers and professionals.

- Detached 2/3 Bedroom Bungalow
- Finished to a High Specification
- Convenient Location
- Freehold Property
- Immaculately Presented
- Popular Residential Area
- Driveway & Garage
- Council Tax Band D



## Vestibule

A composite front door with decorative glazing opens into this useful vestibule, having tiled flooring, lights, and space to hang your coats with a step-up and a glazed timber door leading you into the main hallway.

## Hallway

An 'L' shaped hallway with ash wood effect laminate flooring having doors accessing all rooms, along with a cloak's cupboard, airing cupboard, radiator, and a hatch with a pull-down ladder gives access to the partly boarded loft.

## Lounge

A spacious and bright lounge with a modern wall-mounted electric fire, carpeted flooring, radiator, coved ceiling, and a large front-facing double-glazed window enjoying views.

## Kitchen

This stylish and functional kitchen features cream and grey high-gloss units with woodblock-effect worktops, tiled splashbacks, and a composite sink beneath a double-glazed window enjoying views of the Clwydian Range. There's an integrated electric oven, induction hob with fan above, space for a washing machine and fridge-freezer, and a cupboard housing the Worcester combi boiler. Ash-effect vinyl flooring, room for a dining table, radiator, spotlights and a glazed uPVC external door.

## Living Room / Bedroom 3

Flexible room features wood laminate flooring, coved ceiling, ceiling fan and patio doors open out onto the rear decking enjoying views of the hills. Currently used as an additional lounge but used to be a bedroom.

## Master Bedroom

A generously sized double bedroom with carpeted flooring, coved ceiling, radiator having ample space

for storage cupboards with a front-facing double-glazed window enjoying views of Denbigh.

## Bedroom 2

A good-sized double bedroom with carpeted flooring, coved ceiling, radiator, space for storage cupboards and a double-glazed window overlooking the side of the property.

## Bathroom

A well-appointed and modern four-piece suite fitted with a corner shower unit with electric unit, deep bath, pedestal sink and low-flush WC with a chrome towel radiator, part tiled walls with mosaic style border, tiled flooring and two privacy glazed windows overlooking the side of the property.

## Garage

With concrete flooring, power, lighting, and an up-and-over door with a pedestrian rear door. Currently used as an utility and storage space.

## Front Garden

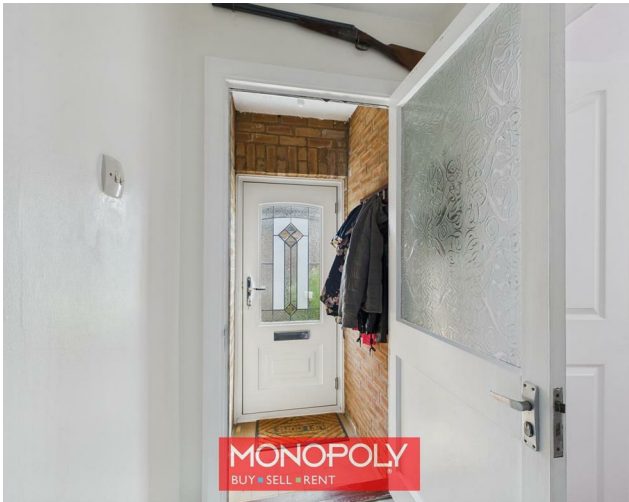
A tarmac driveway leads you to the garage, with a golden gravel area offering additional parking or low-maintenance appeal. A path runs alongside to the front door, bordered by raised beds filled with mature perennials, providing a welcoming and colourful entrance.

## Rear Garden

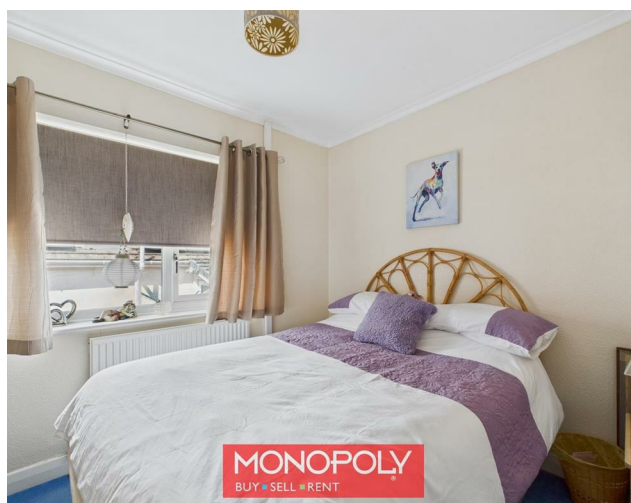
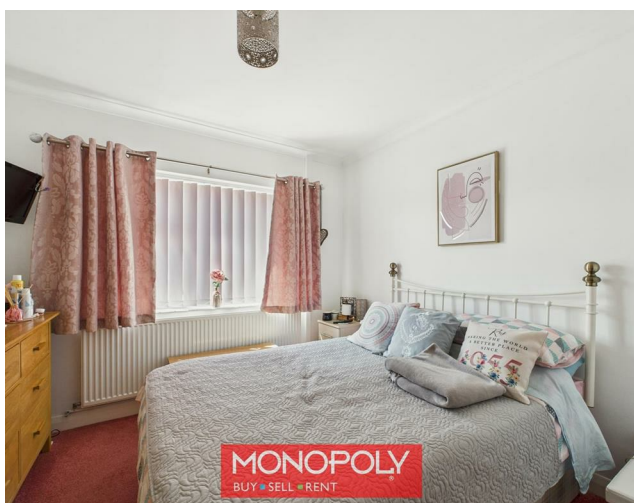
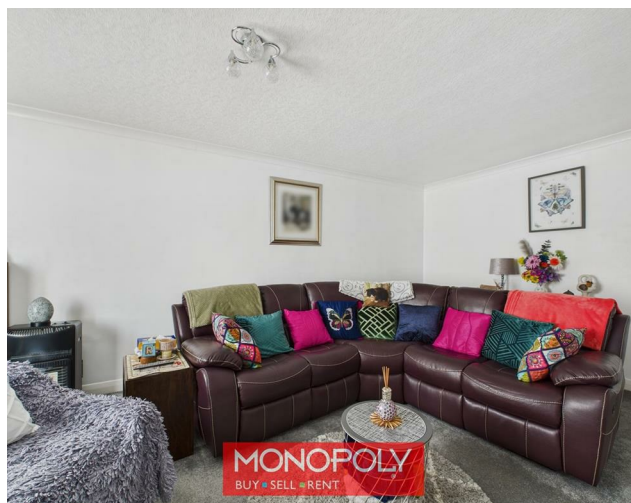
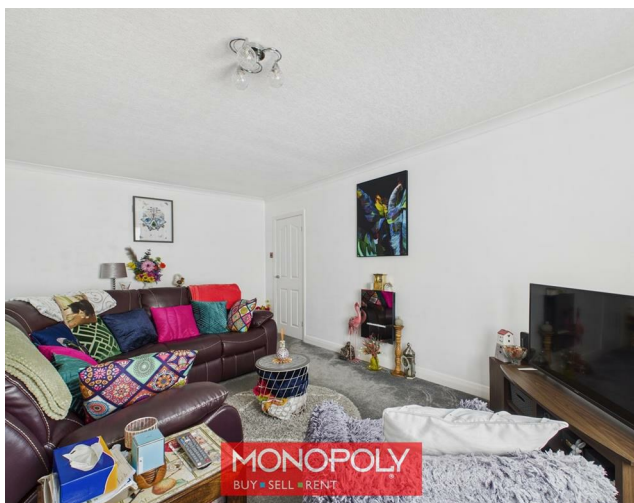
A private and enclosed rear garden features a slabbed patio area with a separate decking area, ideal for entertaining, a central lawn bounded by mature borders and raised beds with stepping stones leading you to the timber shed and a side gravelled patio area with access to the garage, and a gate leading back to the front garden.





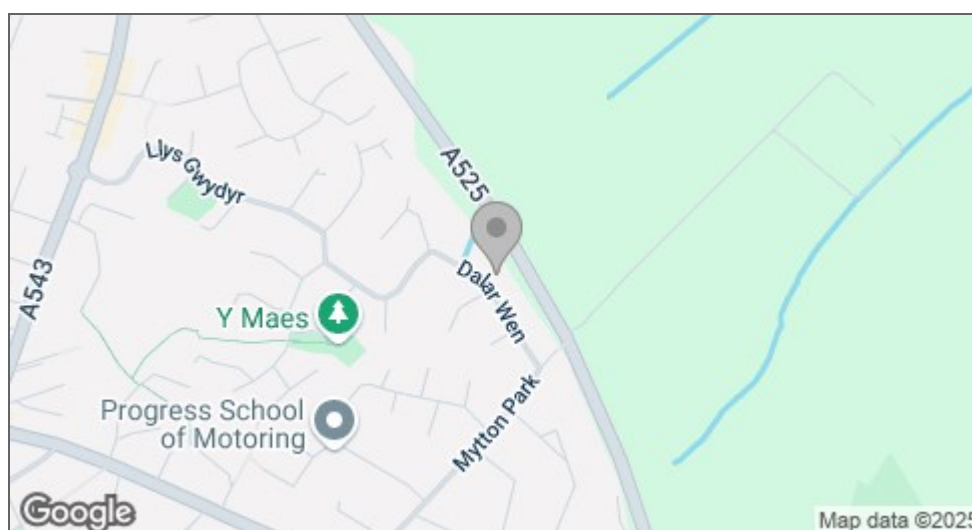
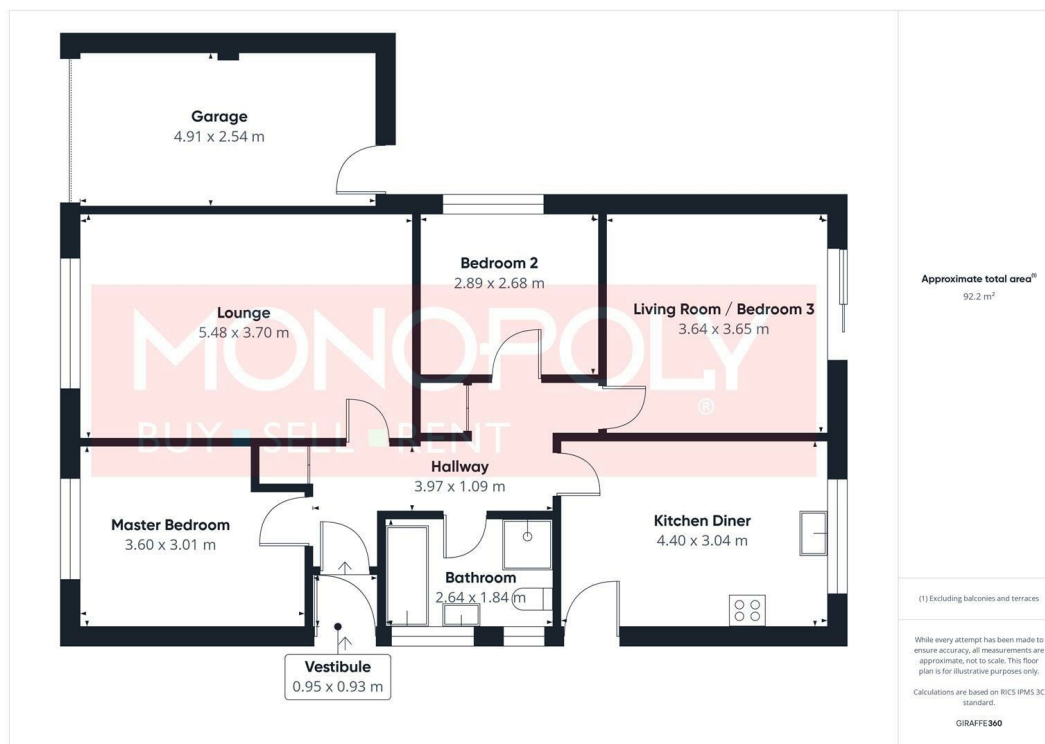












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub>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

