



Clwyd Avenue, Denbigh LL16 3HB

£149,950

Monopoly Buy Sell Rent are pleased to offer this deceptively spacious two-bedroom, one-bathroom property in Denbigh. It offers comfortable living with the convenience of low-maintenance gardens at the front and the rear and is ideally located within walking distance of excellent schools and local amenities. A perfect choice for first-time buyers, small families, or those looking to downsize without compromising on location or practicality.

- Two Bedrooms & One Bathroom
- Excellent Schools Within Walking Distance
- Council Tax Band; B
- Low Maintenance Garden
- Local Amenities Nearby
- Freehold



Driveway

The front garden is finished with slate chippings, offering a low-maintenance appeal. A well-defined block paved path leads to a butcher tiled step at the base of the front door, drawing the eye toward a central accent plant.

Entrance

0.81 x 1.08 (2'7" x 3'6")

The entrance to the property features a modern UPVC front door with a decorative glass panel. Inside, a short hallway leads to the bottom of the carpeted staircase, which includes a wooden handrail and a fitted chairlift for easy access. To the right of the entrance is a door leading into the lounge.

Lounge

4.46 x 3.16 (14'7" x 10'4")

The carpeted lounge offers a cozy atmosphere with coved ceilings and a gas fire set in a wooden surround with a stone-effect hearth. A radiator with a handrail above adds both warmth and accessibility. Built-in storage shelving with a frosted glass back provides a stylish view through to the kitchen, while a double-glazed window overlooks the front of the property, allowing in plenty of natural light.

Hallway

1.82 x 0.83 (5'11" x 2'8")

The hallway offers practical space with room for storage under the stairs and wall hooks for coats. It provides easy access to the lounge, kitchen, and bathroom.

Bathroom

1.81 x 2.05 (5'11" x 6'8")

This bathroom features an electric shower enclosed by aqua board panels. The sink includes built-in storage, and the partially tiled walls add a cleaner feel. High frosted windows allow natural light while maintaining privacy, and mobility handles are thoughtfully placed for added support and ease of use.

Kitchen Diner

3.45 x 3.33 (11'3" x 10'11")

This carpeted kitchen diner features coved ceilings and wooden cabinets, with a tiled splashback adding a practical touch. There's undercounter space for a washer/dryer, fridge, and bin, along with an allocated spot for an oven beneath a fitted hood. A radiator provides warmth, and a double-glazed window offers a pleasant view of the garden. The room also includes access to a pantry with shelving within.

Landing

1.13 x 0.83 (3'8" x 2'8")

The landing benefits from a frosted internal window through to bedroom two, allowing light to filter in while overlooking the staircase. It includes access to an airing cupboard with shelving and a serviced boiler, and leads directly to both bedrooms.



Master Bedroom

3.00 x 3.67 (9'10" x 12'0")

This carpeted master bedroom features a double-glazed window with views of the garden and playing fields beyond, complemented by a radiator positioned below. A wooden panelled door adds character, and a slim hatch provides access to loft storage.

Bedroom 2

2.33 x 2.71 (7'7" x 8'10")

This carpeted bedroom offers views over the garden and nearby playing fields through a double-glazed window, while a frosted internal window brings in additional light from the stairwell. A wooden panelled door enhances its traditional charm, and an access hatch to the loft adds practical storage potential.

Porch

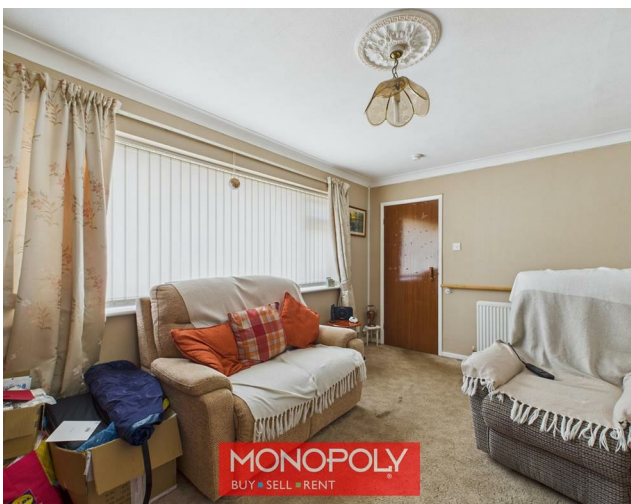
1.40 x 0.93 (4'7" x 3'0")

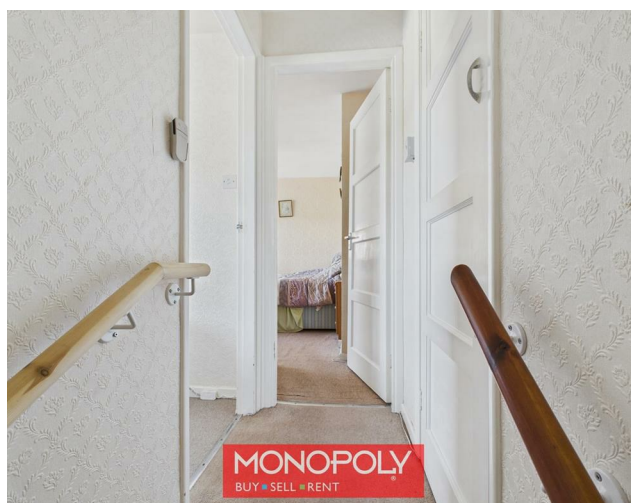
This carpeted porch features a bright conservatory-style design with uPVC outer and inner doors, the inner door fitted with frosted glass for added privacy. Shelving offers convenient storage for shoes, while an outdoor light provides illumination within the space. The polycarbonate roof allows natural light to filter through, creating a welcoming and functional entrance.

Garden

This paved garden offers a low-maintenance yet functional outdoor space, featuring a concrete path that leads through block-paved areas accented by gravel surrounds. Enclosed by wooden panel fencing for privacy, the garden includes a practical wooden shed for storage and a convenient water tap. A slate bark section adds a touch of natural texture, while a rear gate provides direct access to the path at the rear of the property.













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.

