



Tan Y Bryniau, Denbigh LL16 3JG

£315,000

Monopoly Buy Sell Rent is pleased to offer for sale this modern four-bedroom detached family house with a conservatory situated on the popular cul-de-sac of Tan Y Bryniau, lower Denbigh near all local schools and local amenities. This ideal family home, which is not directly overlooked to the rear, provides a well-planned accommodation that affords a hallway, downstairs W.C., lounge, kitchen, utility, conservatory, four bedrooms, master with ensuite and a family bathroom. The property is situated on a decent size plot that offers a double-width driveway, garage, front and private rear gardens. Added benefits include gas central heating, and uPVC double glazing. A must view to appreciate this fabulous home. Offered for sale with NO ONWARD CHAIN.

- Spacious 4 Bedroom Detached Property
- Close To Excellent Schools
- Freehold Property
- VIRTUAL TOUR AVAILABLE
- Finished To A High Standard Throughout
- Sold With No Onward Chain
- Council Tax Band E



Hallway

A composite doorway with a glazed panel to the side offers lots of light to the hallway with doors leading to the lounge, kitchen and downstairs WC with stairs leading to the first floor.

Lounge

4.67 x 3.25 max (15'3" x 10'7" max)

The large lounge with a UPVC double-glazed bay window offers a fantastic living space for the family with a granite fireplace with a wooden surround and electric fire insert and laminate flooring throughout.

Kitchen

3.20 x 2.85 (10'5" x 9'4")

A well-appointed kitchen with light grey base and wall units offering plenty of storage and marble effect laminate worktops. The kitchen offers voids for a dishwasher, tumble dryer and the American fridge freezer in addition to an integrated induction hob, single oven and extractor hood. The room has white brick tiled splashback and vinyl floor tiles throughout.

Dining Room

3.25 x 2.54 (10'7" x 8'3")

The archway opens up from the hall into the dining area with ample space for a family dining table and chairs with laminate flooring and electrical points throughout. The room continues through to the conservatory to create a social space for all occasions.

Conservatory

3.35 x 3.12 (10'11" x 10'2")

The current owners have added a warm roof to the conservatory with a Velux window to enhance the space and make it useable all year round. The part-bricked conservatory has French doors leading to the rear garden with an electric wall-mounted heater and laminate flooring.

Utility

1.55 x 1.50 (5'1" x 4'11")

The convenient utility area has a void for a washing machine with pantry cupboard and additional storage with white brick tiled splashback, extractor fan and marble effect laminate worktop.

Downstairs WC

1.70 x 0.86 (5'6" x 2'9")

Located under the stairs the well-appointed cloakroom with low flush WC and pedestal hand basin has a plank effect tiled floor.

Landing

A carpeted landing with doors leading to all bedrooms, family bathroom and loft access via a pull-down ladder.

Master Bedroom

4.19 x 3.00 (13'8" x 9'10")

A carpeted double room with a built-in double wardrobe with mirrored doors and electrical points throughout. A door leads through to the ensuite.

Ensuite

2.64 x 1.45 (8'7" x 4'9")

A fabulous, recently updated ensuite with fully tiled walls and a double shower with a thermostatic shower and rainforest shower fitting. The WC is built into a modern unit with an integrated flush with a matching vanity unit housing with sink with mixer tap, shelving and storage. An anthracite-laddered radiator is mounted on the wall beneath the UPVC double glazed window with privacy glass.

Bedroom 2

3.78 x 2.70 (12'4" x 8'10")

The carpeted double room has a built-in wardrobe with mirrored door and a UPVC double glazed window overlooking the front elevation.



Bedroom 3

3.07 x 2.70 (10'0" x 8'10")

A carpeted double room with UPVC double glazed window overlooking the rear elevation with wall-mounted radiator and electrical points throughout.

Bedroom 4

2.26 x 2.11 (7'4" x 6'11")

A fourth single room which is currently being utilised as an office. The room would easily fit a single bed with additional furniture also an option. It currently has vinyl flooring with wood and metal shelving with a UPVC double-glazed window overlooking the rear garden.

Bathroom

2.62 x 2.39 (8'7" x 7'10")

The family bathroom has a P-shaped bath with a thermostatic shower over and glazed shower screen, low flush WC, pedestal sink, chrome laddered radiator and two large over stairs storage cupboards. The flooring is fully tiled with part-tiled walls.

Garage

5.03 x 2.59 (16'6" x 8'5")

A single garage with an up and over door to the front and pedestrian entrance to the side with electrical points throughout and a wall-mounted gas-fired combination boiler.

Front Garden

A tarmac driveway with parking for two vehicles leads from the street with a lawn area and mature tree with pathways leading down both sides of the property.

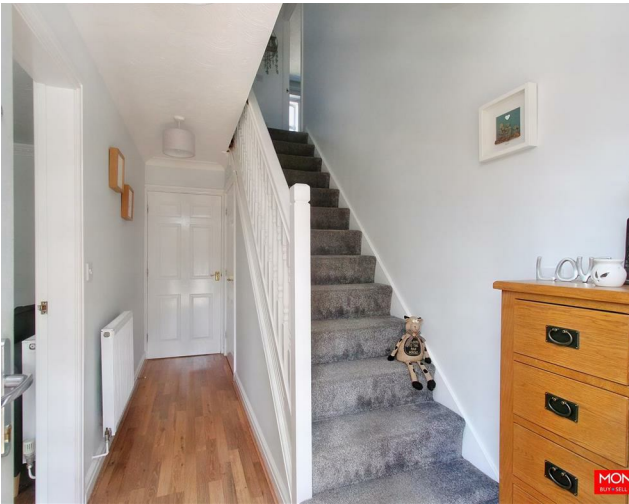
Rear Garden

An enclosed rear garden with a blend of decking, paved area, mature flower beds and lawn. The garden is a real suntrap with multiple seating areas and wooden paneled fencing marking the perimeter.

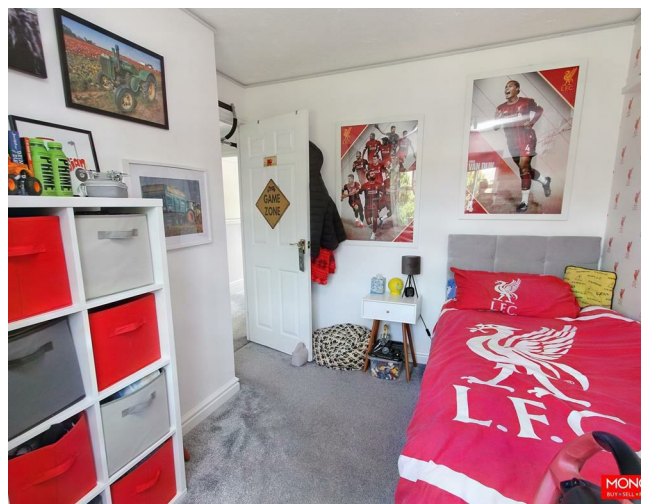
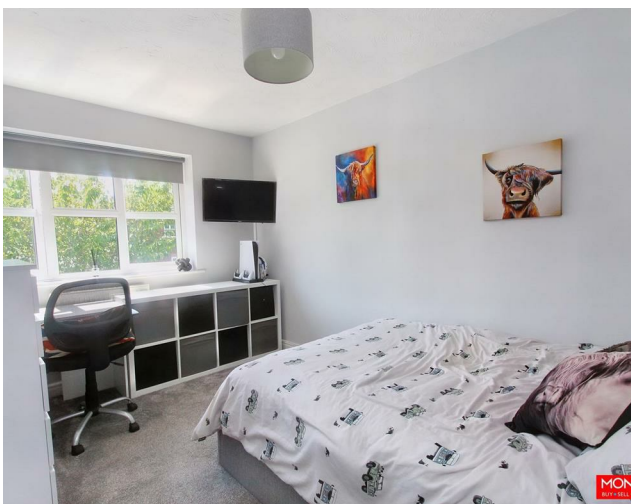
Additional Information

The property was completed in 2004 by Anwyll Homes and is heated by a gas-fired boiler located in the garage.

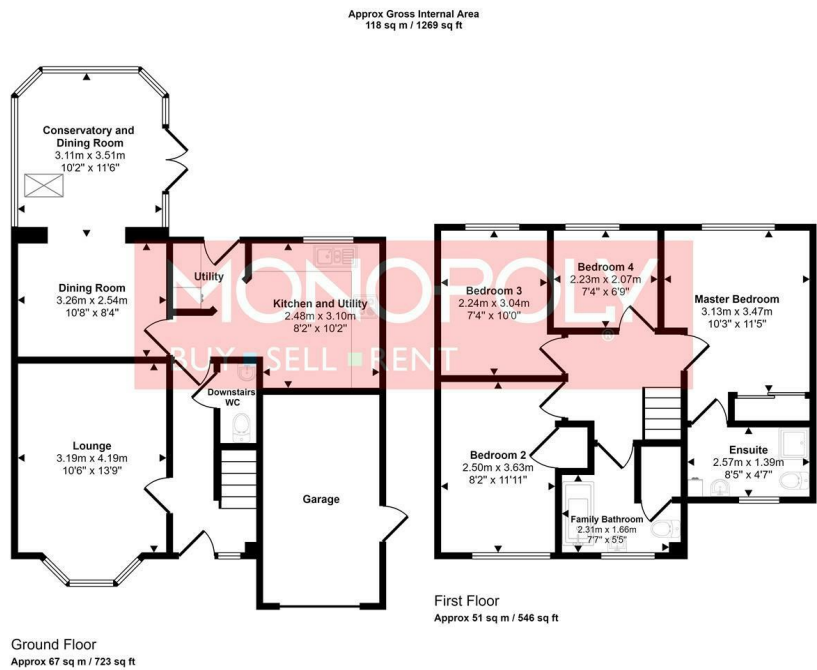




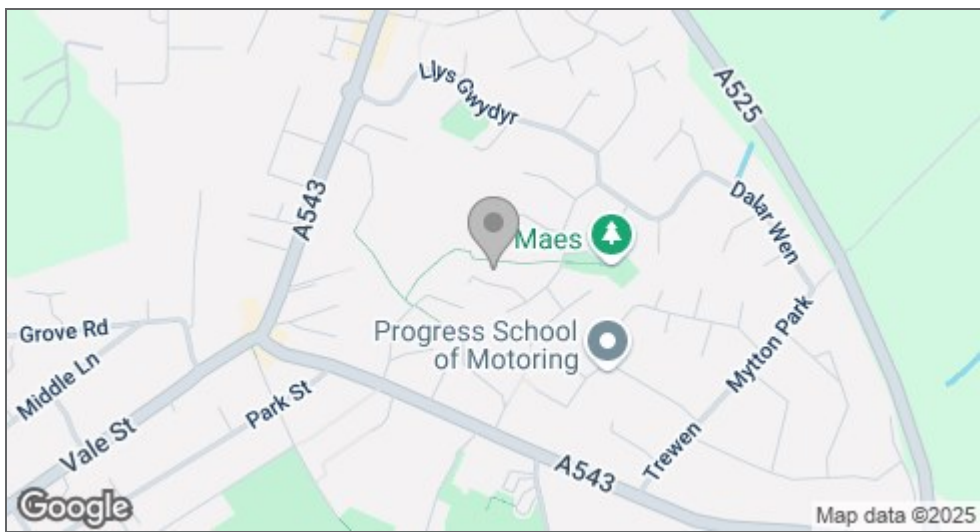








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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.

