



## Clwydian Park Avenue, St. Asaph LL17 0BQ

### £299,950

Monopoly Buy Sell Rent is pleased to offer for sale this beautifully presented, and newly modernised bungalow that offers spacious and versatile living throughout. Recently upgraded with new double-glazed windows, new facias, and a brand-new resin drive and pathways, the home is finished to a high standard inside and out. It features a welcoming hallway with ample storage, and a generous lounge with a central gas fireplace. The stylish kitchen is fitted with contemporary grey units, quartz worktops, and integrated appliances. There are two well-sized double bedrooms and a single bedroom currently used as the dining room, and a sleek, modern bathroom with a large walk-in shower. Externally, the property boasts a private rear garden with mature planting, raised sleeper borders, and resin pathways, along with a single garage equipped with power, lighting, and workspace. With off-road parking for two vehicles and a lawned front garden, this turnkey home is ideal for buyers seeking comfort, convenience, and modern efficiency.

OFFERED FOR SALE WITH NO ONWARD CHAIN

- Recently Upgraded Link-Detached Bungalow
- Three Spacious Bedrooms & Modern Bathroom
- Kitchen with Grey Units & Quartz Worktops
- Council Tax Band; Freehold Property
- Offering Spacious and Versatile Living
- Generous Lounge with Gas Fireplace
- Manicured Private and Enclosed Rear Garden
- No Onward Chain



## Front of Property

An immaculately presented frontage with a resin driveway providing off-road parking for two vehicles leading you to the single garage with an automated door. A well-kept lawn, and a raised sleeper border filled with colourful perennials. A timber gate to the side offers access to the rear garden.

## Open Porch

The open porch offers a practical and inviting entrance, finished with tiled flooring, wall lighting, and a composite front door. A perfect seating area that catches the sun, providing a lovely spot to unwind. creating a pleasant space to relax.

## Hallway

The hallway is laid with durable polyflor camaro flooring and includes a radiator, space for shoe storage, and two built-in cupboards—one with shelving and the other ideal for coats. There's also a hatch providing access to the loft. Doors lead to all rooms.

## Dining Room / Bedroom 3

Finished with the same flooring as the hallway, this versatile room includes a radiator, uPVC window to the front, and ample space for a dining table.

## Lounge

A generously sized lounge, fully carpeted and featuring a large double-glazed window to the front enjoying views of the Clwydian hills. A central gas fireplace with a stone surround adds warmth and character, while a coved ceiling and radiator complete the room.

## Master Bedroom

This spacious double bedroom is carpeted and includes corner-fitted wardrobes, bedside cupboards, coved ceiling, and a large double-glazed window overlooking the rear garden. A radiator ensures comfort throughout the seasons.

## Bedroom 2

A good-sized, carpeted double bedroom with a window overlooking the rear garden.

## Kitchen

Beautifully fitted with contemporary light grey units and topped with elegant quartz worktops, including a cut-out sink and drainer with a modern mixer tap. Features include a marble and tile splashback, integrated dishwasher and fridge-freezer, space for a washing machine, induction hob, eye-level double oven with grill, built-in microwave, and vertical cupboard housing the gas meter. A stylish and functional kitchen ideal for everyday living.

## Bathroom

This sleek and modern bathroom comprises a dark vanity unit with white WC and sink, a large walk-in shower with thermostatic controls, PVC wall panels, and corrugated glass screen. Two double-glazed windows overlook the rear, and the room is completed with a white heated towel rail, tiled walls, and a tiled floor.

## Rear Garden

A private and enclosed garden designed for ease and enjoyment, featuring resin pathways, circular lawn areas, and a seating area nestled amongst mature trees. Raised sleeper beds with vibrant planting add charm, while a water tap and access path to the garage offer convenience.

## Garage

A single detached garage with an automatic door, rear pedestrian uPVC door, concrete flooring, side double-glazed window, and a fitted worktop with space for a dryer. Equipped with power, lighting, and a consumer unit—ideal for storage or hobby use.



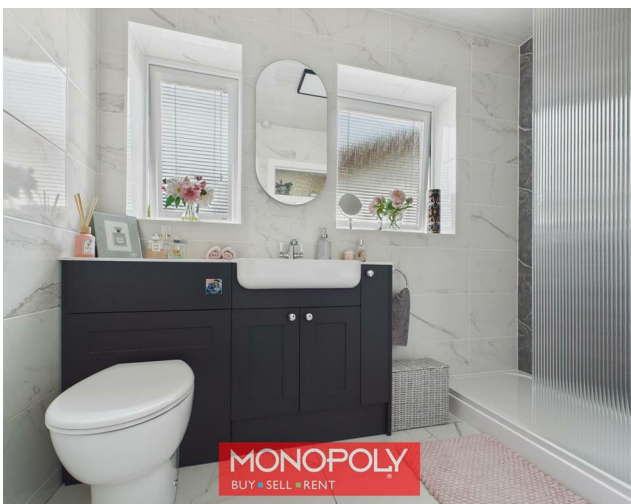








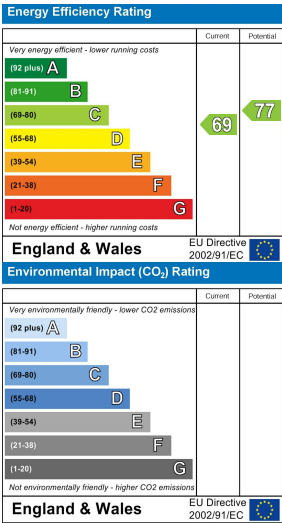
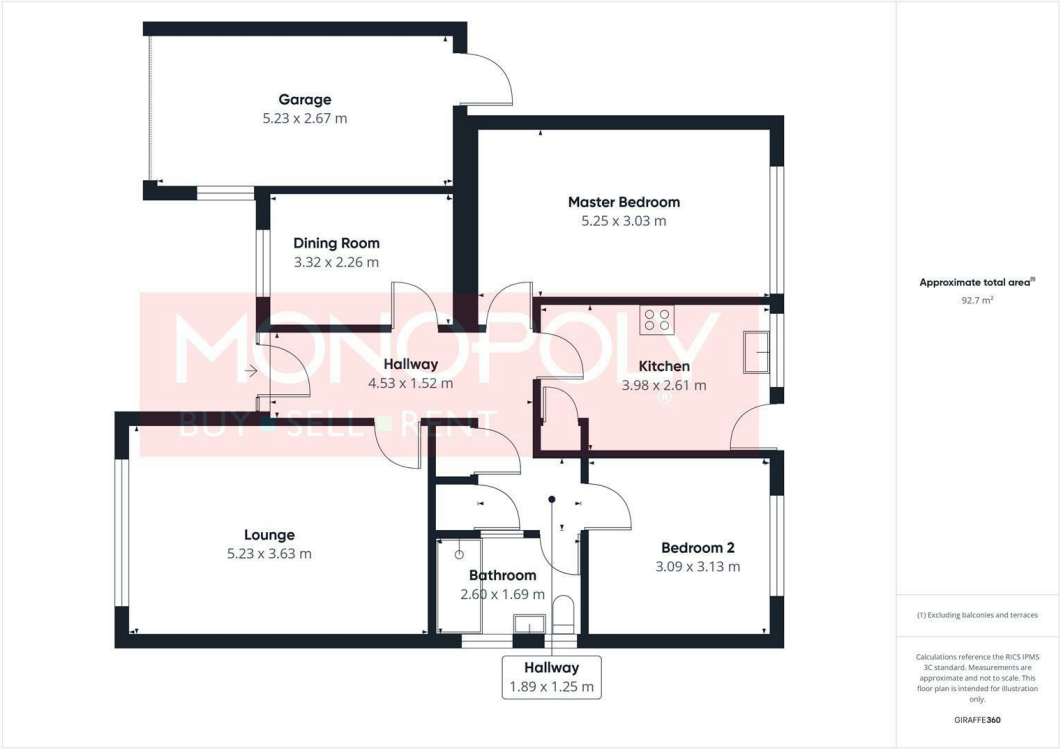












MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

