



## Maes Y Felin, Llanrhaeadr, Denbigh LL16 4NS

**£175,000**

Monopoly Buy Sell Rent are pleased to offer this well-presented three-bedroom home offering practical accommodation throughout. The property features a modern kitchen diner with integrated appliances and a multi-fuel burner, a cosy lounge with an electric quantum heating system throughout, and three double bedrooms. The bathroom is fitted with a contemporary suite, while the low-maintenance front and rear gardens provide off-road parking and outdoor storage with a powered shed. Located on a quiet residential street with shared side access, this home benefits from electric Quantum heating, solar panels on the roof, a HETAS-certified stove, and a warm roof for added comfort. Ideal for families, first-time buyers, or investors alike.

- Three Bedroom Mid-Terrace House In Popular Village Location
- Off-Road Parking
- Detached Garage
- EPC Grade F
- Close To Excellent Schools
- Open Plan Kitchen Diner
- Council Tax Band
- Ideal For First Time Buyers



## Hallway

### Kitchen Diner

Fitted with a range of grey base and wall units, integrated single oven, electric hob, extractor fan, and slimline dishwasher. There is space and plumbing for a washing machine. A multi-fuel burner with HETAS certificate adds character, while understairs storage provides practicality. Equipped with electric Quantum heater and ample space for a dining table.

### Lounge

A welcoming living space with laminate flooring and an electric log burner set into a slate hearth with oak mantle, creating a cosy focal point. Double glazed UPVC window overlooks the front garden with electric quantum heater.

### Landing

A carpeted landing area with UPVC double glazed window overlooking the rear elevation and doors leading to all 3 bedrooms and family bathroom.

### Master Bedroom

A spacious double bedroom with two front-facing windows providing plenty of natural light. Features include a fitted wardrobe with mirrored doors and laminate flooring.

### Bedroom 2

Double bedroom with a front-facing window and fitted carpet, offering a comfortable bright room with sliding pocket doors to save space.

### Bedroom 3

Rear-facing double bedroom with fitted carpet and pocket door, ideal as a guest room, home office, or children's bedroom.

### Family Bathroom

Fitted with a shower unit, low-flush WC, and wash basin. Partially tiled with a black electric ladder radiator and tiled flooring for easy maintenance.

## Front Garden

Tarmacked driveway behind wrought iron gates, providing off-road parking. Stone chipped low-maintenance garden enclosed by low-panel fencing. A shared ginnel leads to the rear of the property.

## Rear Garden

Low-maintenance flagged garden with raised planting beds and panel fencing on both sides. A large shed with electric supply offers excellent storage or workshop potential.

## Garage

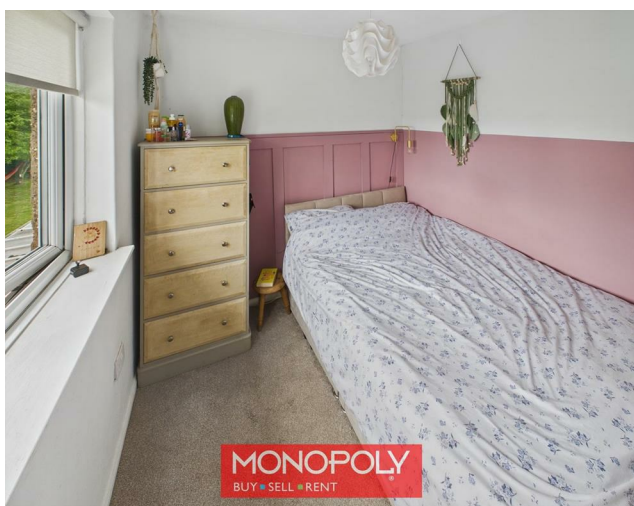
A sheet metal garage is located in the car park with padlock to secure. The garage has an annual ground rent charge to Denbighshire County Council of £60 per annum.





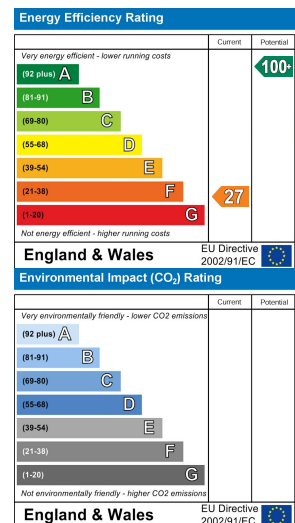
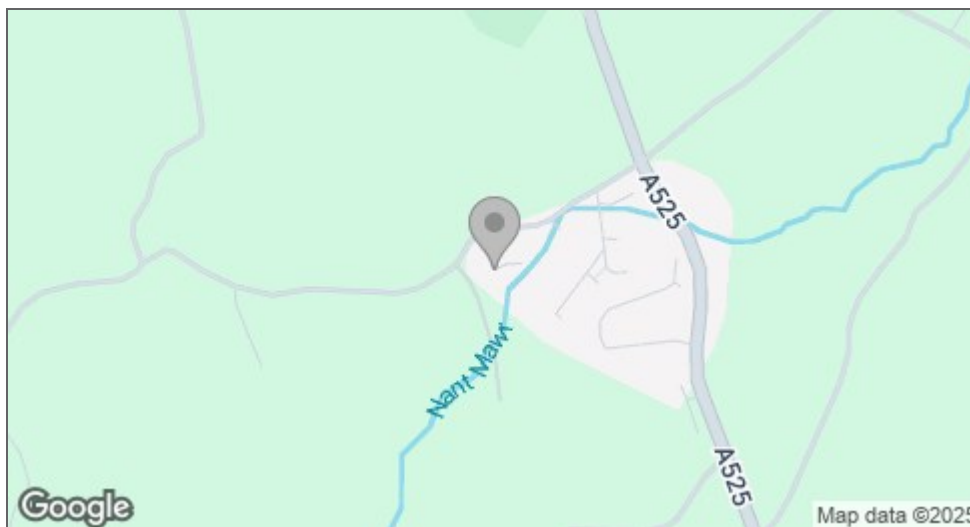












#### MONEY LAUNDERING REGULATIONS 2003

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.

