



Crud Y Castell, Denbigh LL16 4PQ Offers In The Region Of £350,000

MONOPOLY BUY SELL RENT are pleased to present this beautifully presented 4-bedroom, 2-bathroom home, ideally located next to the scenic cricket field in Lower Denbigh, within a sought-after school catchment zone. Offering a bright and airy atmosphere, the property features spacious reception rooms that are perfect for both family living and entertaining. The large windows flood the rooms with natural light, creating a welcoming space throughout. The home also boasts ample off-street parking, ensuring plenty of space for multiple vehicles. With local amenities, parks, and transport links all within easy reach, this property provides both convenience and tranquility.

Whether you're enjoying the peaceful surroundings or taking advantage of the nearby amenities, this home has it all!

- Spacious Detached Property
- 4 Bedrooms & 2 Bathrooms
- Generous Reception Rooms
- Ample Off-Street Parking
- Cu-De-Sac Location
- School Catchment Area
- Local Amenities Within Walking Distance
- Council Tax Band: F
- Freehold



Driveway

A neatly laid tarmac driveway with a gravel feature to one side offers ample off-street parking, complemented by a raised flower bed for added charm. Low brick walls border the front, providing clear separation from the pavement and neighbouring property.

Entry Hallway

1.80 x 5.28 (5'10" x 17'3")

A welcoming hallway with warm wood-effect laminate flooring and a coved ceiling sets the tone for the home. A composite wood front door with a circular obscure-glass window allows in natural light, while a radiator and built-in under-stairs storage add practicality. Provides direct access to the lounge, dining room, kitchen, and staircase.

Lounge

3.49 x 6.76 (11'5" x 22'2")

Spacious and cosy, the lounge features soft carpeting and a classic brick fireplace with an inset gas fire and wooden mantle. A large UPVC window to the front brings in natural light, while sliding glass doors open to the conservatory. Finished with wall lights and a central ceiling fixture for versatile lighting.

Conservatory

3.60 x 3.31 (11'9" x 10'10")

A relaxing retreat with wood laminate flooring, polycarbonate roof, and full UPVC double glazing throughout. Sliding doors lead from the lounge, while twin glass doors open onto the garden. Features include a ceiling fan with lights, venetian blinds, and a storage heater—making this a year-round living space.

Kitchen

4.44 x 4.64 (14'6" x 15'2")

Designed for both function and style, the kitchen boasts terracotta floor tiles, wooden cabinets, and a white-speckled countertop. Includes a four-burner hob, integrated oven with concealed extractor, stainless steel sink, integrated dishwasher, and space for a tall fridge-freezer and dining set. Tiled splashbacks and built-in downlights complete the look.

Dining Room

2.50 x 3.54 (8'2" x 11'7")

A versatile and inviting space with wood-effect laminate flooring and a built-in wardrobe and drawers for extra storage. The coved ceiling and drop-down light fixture add character, while the large front-facing UPVC window fills the room with light. Glass-panelled doors lead to the hallway and kitchen, with roll-down blinds for added privacy.



Utility Room

3.33 x 1.97 (10'11" x 6'5")

Practical and neatly arranged, the utility room features a worktop with base cabinet, additional wall-mounted units, and space for a washer and dryer. A stainless steel sink with drainer, tiled floor, and obscure-glazed side window add to the functionality. Provides access to the rear garden, garage, and ground floor bathroom.

Garage

3.35 x 6.42 (10'11" x 21'0")

Ideal for storage or workshop use, the garage includes a concrete floor, white wall-mounted cabinets, a worktop, side window, water tap, boiler, panel box, and Openreach access. A loft area above is partially boarded and fitted with lighting.

Bathroom

2.06 x 1.29 (6'9" x 4'2")

Conveniently located with tiled flooring and sheeted walls, this ground floor bathroom includes a WC, wash basin, and a standing shower with sliding glass doors. An obscure-glazed window offers privacy while allowing in light.

Landing

2.40 x 1.63 (7'10" x 5'4")

Carpeted throughout and providing access to all bedrooms and the family bathroom, the landing also features a loft hatch and a built-in airing cupboard for added storage.

Master Bedroom

4.42 x 3.21 (14'6" x 10'6")

A generous double bedroom with soft carpeting and built-in wardrobes. Thoughtfully lit with both wall-mounted lighting and a central ceiling fixture, creating a comfortable and restful space.

Shower Room

2.36 x 0.83 (7'8" x 2'8")

Modern and neatly finished, the shower room includes a tiled shower enclosure, chrome heated towel rail, extractor fan, downlight, and an obscure-glazed window for natural light and ventilation.

Bedroom 2

2.53 x 3.98 (8'3" x 13'0")

A bright and spacious double bedroom with carpet flooring, radiator, and a front-facing UPVC window that allows in plenty of natural light.

Bedroom 3

2.93 x 2.86 (9'7" x 9'4")

Comfortable and well-proportioned, this double bedroom features soft carpeting, a radiator, flush-mounted ceiling light, and rear-facing views over the garden and Denbigh Cricket Club.



Bedroom 4

2.75 x 2.71 (9'0" x 8'10")

Another good-sized double with garden and cricket field views, carpeted flooring, radiator, and a ceiling light fixture. Ideal as a guest room, office, or additional bedroom.

First Floor Bathroom

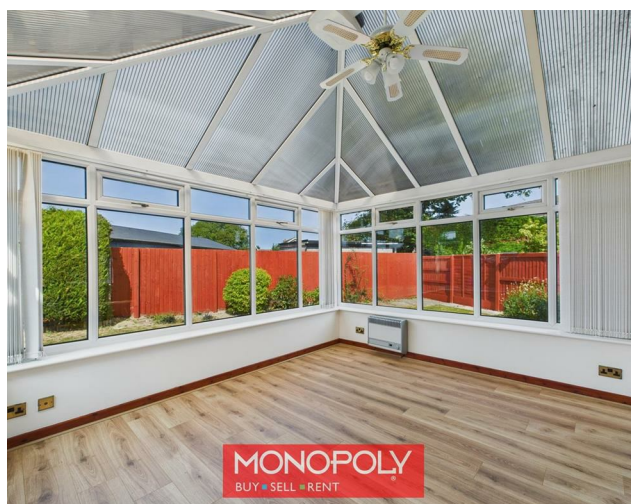
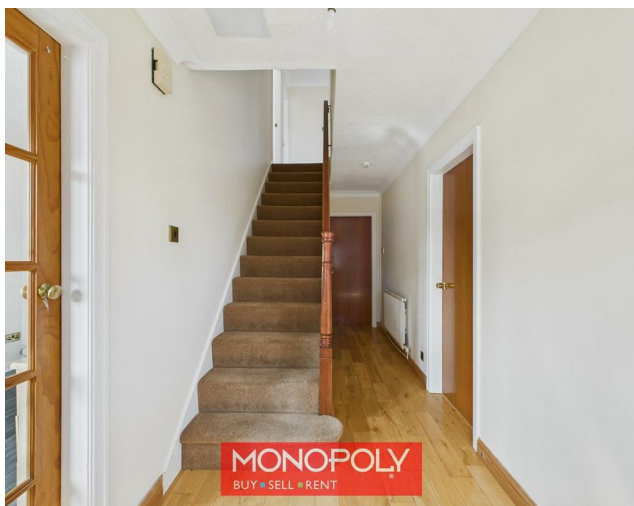
2.18 x 1.77 (7'1" x 5'9")

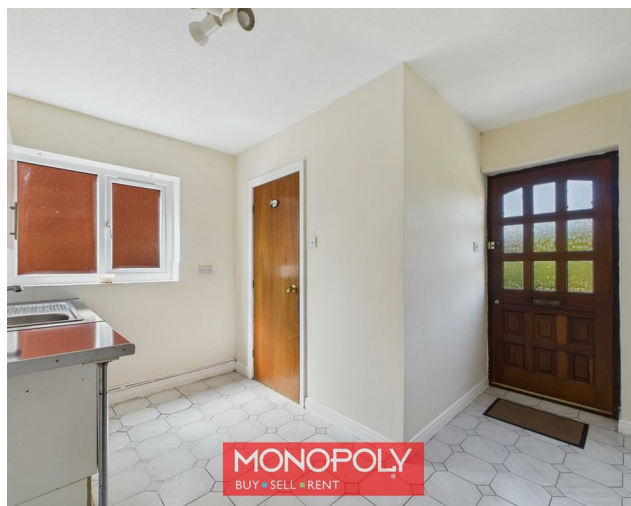
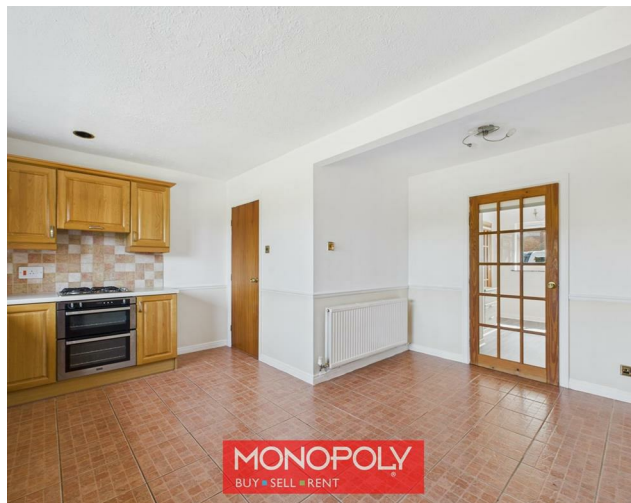
This well-appointed bathroom features a vinyl floor, tiled walls, and a full-size bath with shower head. Also includes a WC, sink with storage unit, radiator, and an obscure-glazed window to the rear. A chrome shower curtain rail adds a sleek finishing touch.

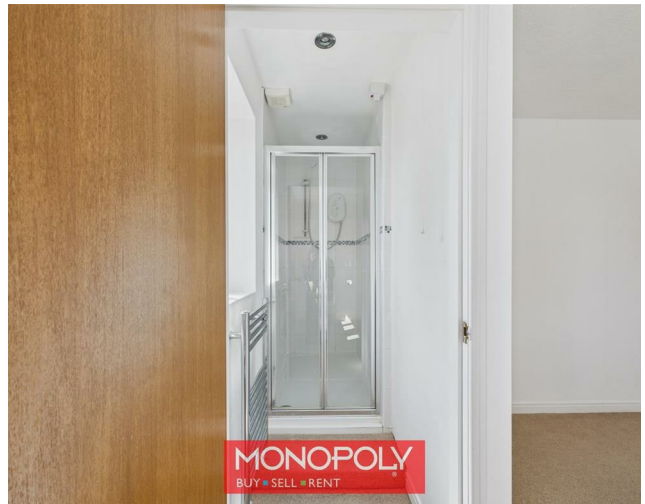
Garden

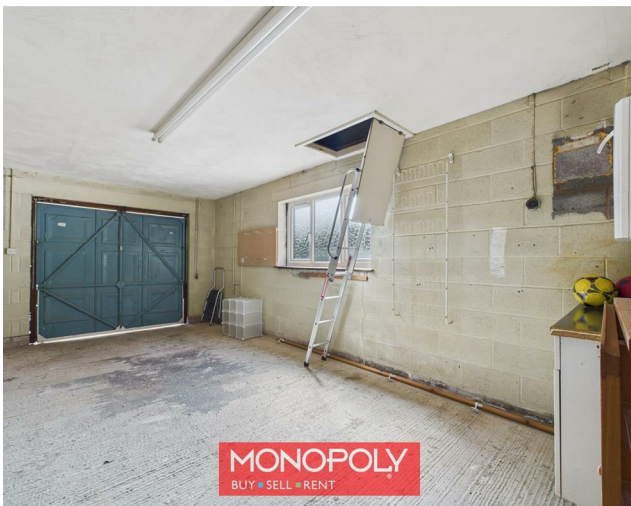
A beautifully maintained outdoor space with a lush lawn, mature evergreen hedges and shrubbery offering privacy, and paved pathways and patios wrapping around the home. Secure wrought iron gates at the front and rear provide access, along with a small gate to a patio area with garden shed. Fully enclosed with wooden panel fencing.

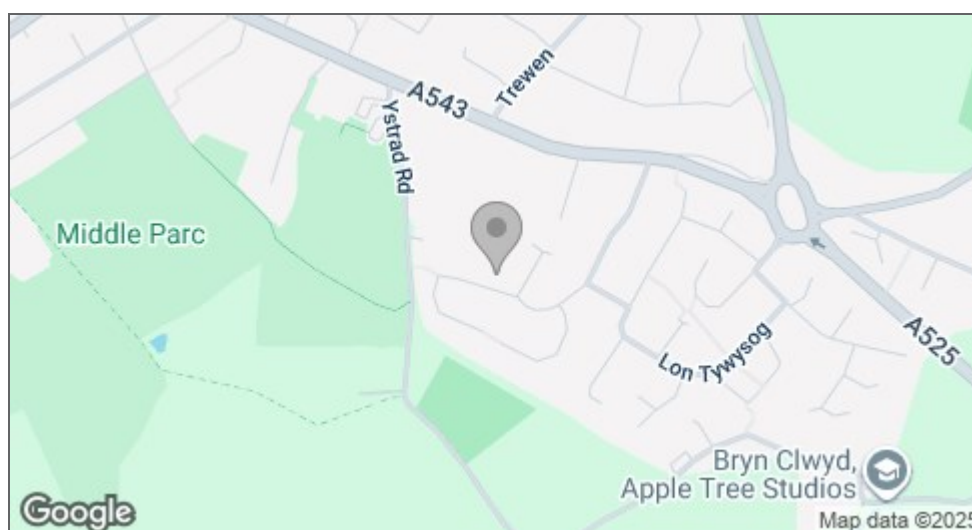












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	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.

