



Llys Gwydyr, Denbigh LL16 3ET

£345,000

Monopoly Buy Sell Rent are proud to present this beautifully presented family home, offering spacious and versatile accommodation. Finished to a high standard throughout, the property boasts a bright lounge with bay window, a modern open-plan kitchen and dining area with integrated appliances, and a practical utility room. The home provides five bedrooms including a ground-floor bedroom/office and a generous master with en-suite, along with a stylish family bathroom. Externally, the property benefits from a driveway, garage, and enclosed rear garden with patio and lawn, making it ideal for family living and entertaining. Perfectly located within a popular residential development, close to amenities, 25 Llys Gwydyr combines modern comfort with everyday convenience.

- Fabulous 4/5 Bedroom Detached House
- Located In Sought After Development
- 4 Double Bedrooms
- Council Tax Band E
- Close To Excellent Schools
- Modern Kitchen Diner
- Enclosed Rear Garden
- Viewing Highly Recommended



Hallway

4.45 x 1.69 (14'7" x 5'6")

The property is entered via a glazed wooden door with decorative glass, leading into a spacious hallway. From here, doors open into the lounge, kitchen diner, downstairs WC and under-stairs storage. The area is finished with laminate flooring and carpeted stairs rising to the first floor.

Lounge

5.57 x 3.55 (18'3" x 11'7")

A welcoming lounge featuring a large double-glazed uPVC bay window that floods the space with natural light. The room is finished with parquet-effect laminate flooring, a stylish panelled feature wall, and a radiator with decorative cover. Shutter blinds provide privacy and a contemporary touch, while multiple electrical points offer flexibility for modern living.

Kitchen Diner

7.42 x 3.97 max (24'4" x 13'0" max)

The heart of the home is a beautifully designed kitchen fitted with high-gloss grey J-handled units and sleek quartz worktops. Integrated appliances include an eye-level double oven, fridge freezer, dishwasher and a five-ring gas hob. A breakfast bar and generous dining area make this space ideal for family gatherings, with room for a full dining table. Inset lighting, laminate flooring, and patio doors opening to the rear garden complete the modern look.

Utility

2.86 x 1.54 (9'4" x 5'0")

A practical utility room fitted with white high-gloss units, worktop space, and a stainless steel sink with mixer tap. There are voids and plumbing for a washing machine and dryer, along with space for smaller kitchen appliances. A wall-mounted Worcester Bosch combination boiler is housed here, and a glazed wooden door gives direct access to the rear garden.

Converted Garage \ Bedroom 5

3.58 x 2.34 (11'8" x 7'8")

A versatile ground-floor bedroom with laminate flooring, Velux window, wall-mounted radiator and electrical points throughout. This room could also serve as a home office or hobby space if desired.

Downstairs WC

2.10 x 1.08 (6'10" x 3'6")

A convenient downstairs WC with pedestal sink and uPVC double-glazed window with privacy glass overlooking the front elevation.

Landing

2.54 x 1.80 (8'3" x 5'10")

A bright and open landing area with doors to all four bedrooms, the family bathroom, and an airing cupboard.



Master Bedroom

3.69 x 3.31 (12'1" x 10'10")

A spacious double bedroom complete with two built-in wardrobes and shutter-blinded uPVC window overlooking the front elevation. The room is carpeted and has a door leading to a private en-suite bathroom.

Ensuite

2.25 x 1.00 (7'4" x 3'3")

Serving the master bedroom, the en-suite includes a shower cubicle with striking sea-green brick tiles, thermostatic rainforest shower with additional handheld head, pedestal sink with mixer tap, and low-flush WC. Vinyl flooring completes the finish.

Bedroom 2

Another double bedroom with rear-facing uPVC window, mirrored built-in wardrobe, wall-mounted radiator, and electrical points.

Bedroom 3

3.27 x 2.42 (10'8" x 7'11")

A further double bedroom overlooking the rear garden, finished with carpeted flooring, radiator and electrical points.

Bedroom 4

Currently utilised as a home gym, this single room features a front-facing uPVC window with shutter blinds, carpeted flooring and radiator.

Family Bathroom

1.83 x 1.72 (6'0" x 5'7")

The family bathroom is fitted with marine laminate flooring and part-tiled walls. It comprises a panelled bath, pedestal sink, low-flush WC, and extractor fan.

Front Garden

To the front is a tarmacked driveway providing off-road parking and access to a reduced-size garage with up-and-over door. A lawn area with a mature tree sits to the right, while a pathway leads around the side of the property to the rear garden.

Rear Garden

The rear garden features a patio area with a pathway extending around the property. A lawned garden is framed with wooden sleepers and panelled fencing, providing a private and family-friendly space. Patio doors lead directly from the kitchen diner, with an additional door from the utility room.

Side Of Property Storage

To the side of the property is a purpose-built storage area with a felted roof and gated access, ideal for lawnmowers, garden toys or garden machinery.

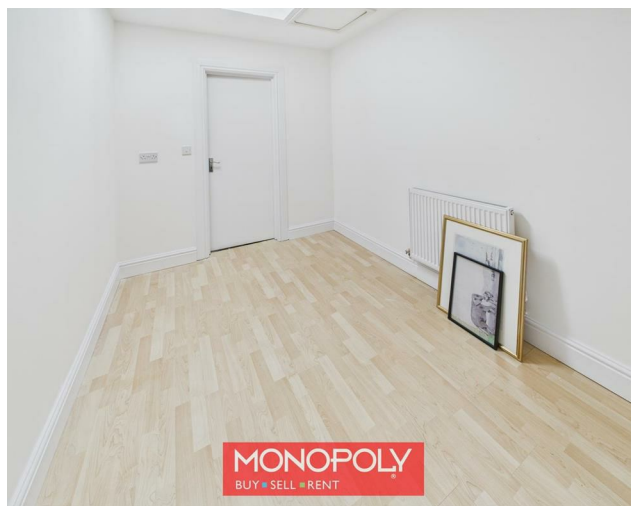
Garage

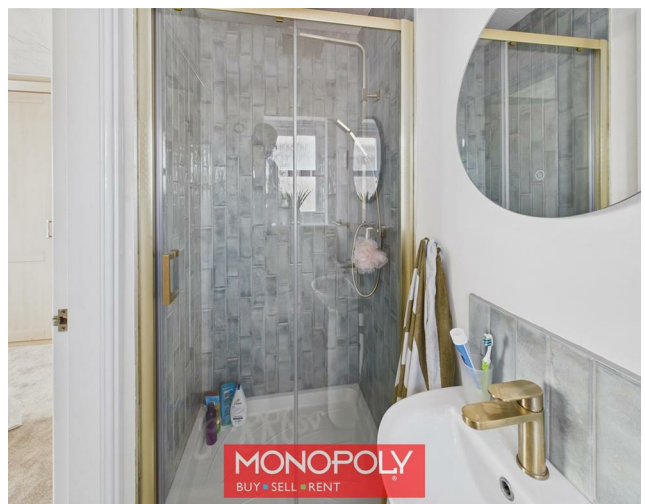


The reduced garage is accessible via an up and over door to the front of the property with space for tools, bikes etc.



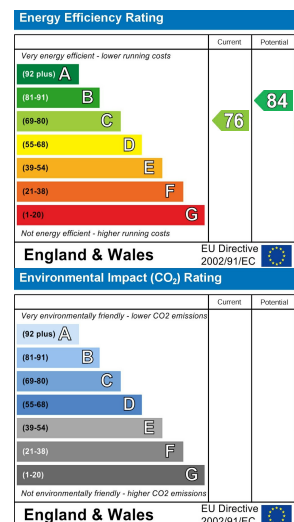
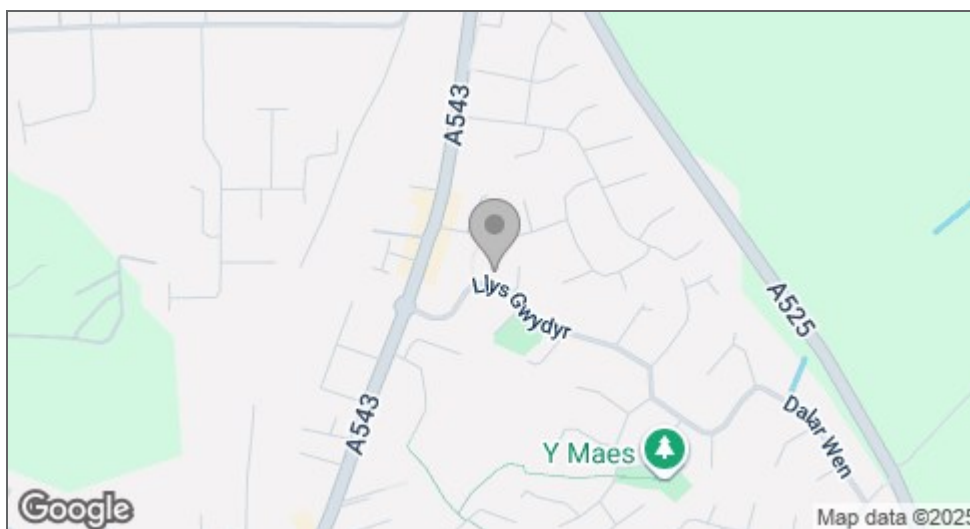












MONEY LAUNDERING REGULATIONS 2003

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.

