



## Crud Y Castell, Denbigh LL16 4PJ

**£200,000**

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-maintained bungalow, situated in a sought-after area within an excellent school catchment and walking distance to local amenities. The property features a spacious tarmac driveway with room for three vehicles, a garage, and a landscaped front garden. Inside, a welcoming hallway leads to a bright lounge with a gas fire, a functional kitchen diner with garden access, two well-proportioned bedrooms, and a modern shower room. The rear garden offers a private outdoor space with a patio, lawn, and mature hedge screening. Ideal for those seeking a comfortable home in a peaceful, well-connected location. Early viewing is recommended.

- Two Bedroom Bungalow
- Ample Off Road Parking
- Spacious Kitchen Diner
- Private Enclosed Garden
- Quiet Location
- Local Amenities Nearby
- EPC D
- Freehold
- Council Tax Band C



## Driveway

A welcoming tarmac driveway provides generous off-street parking for up to three vehicles and offers convenient access to the adjoining garage. A paved path leads around the front of the property, bordered by a well-kept grass lawn and thoughtfully planted shrubbery, creating an attractive and inviting approach.

## Entry Hallway

0.86 x 1.08 . 1.88 x 1.08 (2'9" x 3'6" . 6'2" x 3'6")

Stepping inside through a stylish uPVC front door featuring a decorative glass panel and an adjoining obscure glazed window, the carpeted entry hallway provides a warm introduction to the home. This central space offers access to all interior rooms and includes a handy storage cupboard, as well as housing the panel box and utility meter for easy access.

## Lounge

3.21 x 5.10 (10'6" x 16'8")

The lounge is a comfortable and light-filled space with a large double-glazed window overlooking the front of the property. A traditional wooden mantle frames a smooth stone hearth and surround, creating a charming focal point with the gas fire. Two elegant wall lights enhance the ambience, while a radiator ensures warmth and comfort.

## Kitchen Diner

2.72 x 4.90 (8'11" x 16'0")

This practical and well-proportioned kitchen diner features stylish wood-effect laminate flooring and a range of wooden cabinets topped with sleek black speckled worktops. A tiled splashback and stainless steel sink add to the functional appeal, with ample space for a freestanding oven. Natural light pours in through a double-glazed window above the sink and a uPVC back door with a glass panel, leading directly to the garden. A radiator, wooden shelving, and access to the loft complete the space, making it both functional and family-friendly.

## Master Bedroom

3.20 x 3.88 (10'5" x 12'8")

The master bedroom is a spacious, carpeted double that enjoys a peaceful outlook over the rear garden through a large double glazed window. With a built-in radiator, the room remains cosy throughout the seasons, providing a comfortable retreat.

## Bedroom Two

2.69 x 3.06 (8'9" x 10'0")

This bright and airy twin bedroom benefits from a dual aspect, offering views to both the front and side of the property. Fully carpeted and fitted with a radiator, the room also houses the property's combi boiler, cleverly positioned for easy maintenance while remaining unobtrusive.

## Bathroom

1.71 x 1.89 (5'7" x 6'2")

The bathroom features warm, wood-effect vinyl flooring and partially tiled walls for a clean and classic look. A glass-enclosed shower, toilet, and sink are complemented by a wooden medicine cabinet and matching rails. An obscure double-glazed window provides privacy and natural light, with an extractor fan ensuring ventilation and a radiator adding comfort.

## Garden

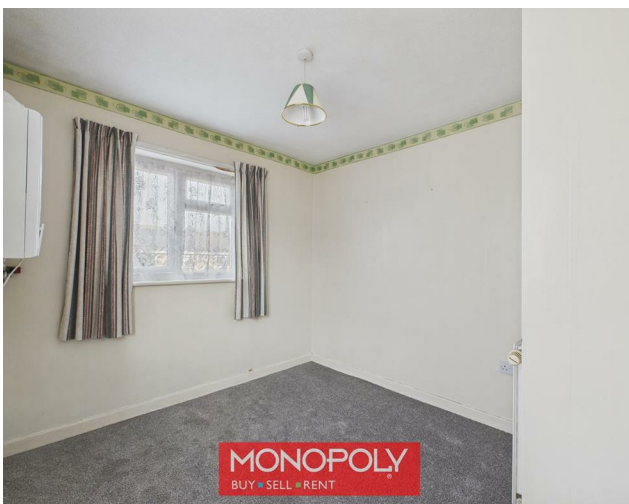
The rear garden offers a delightful mix of paved patio areas ideal for outdoor dining, and a lush grass lawn bordered by mature hedging that provides privacy from neighbouring properties. Additional greenery lines the boundary, adding charm and a sense of tranquillity to this outdoor space.



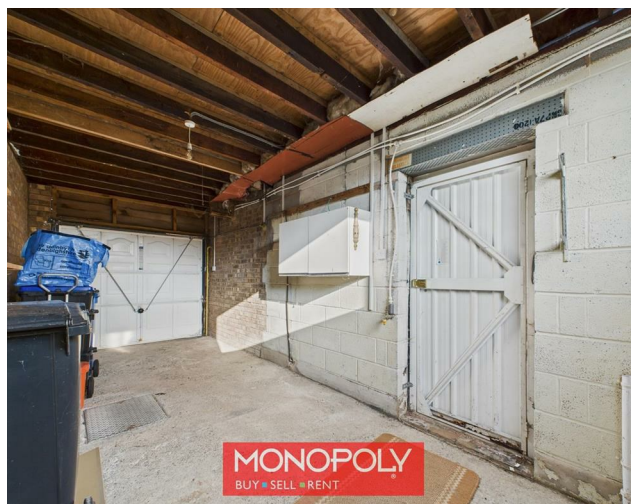
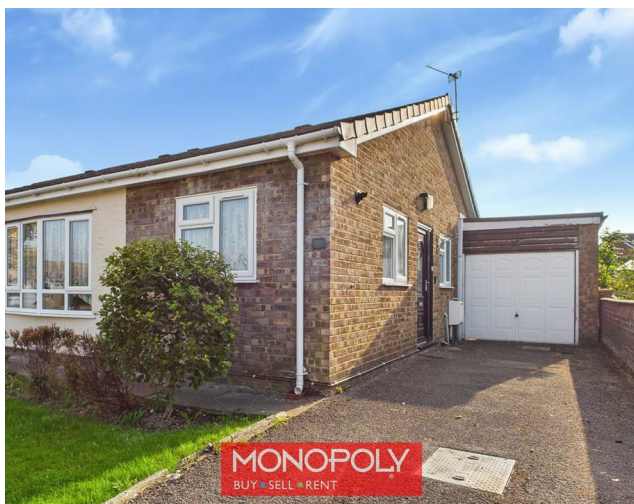




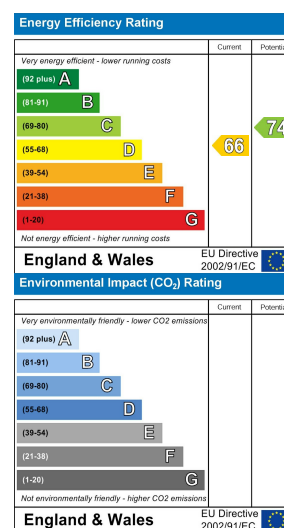
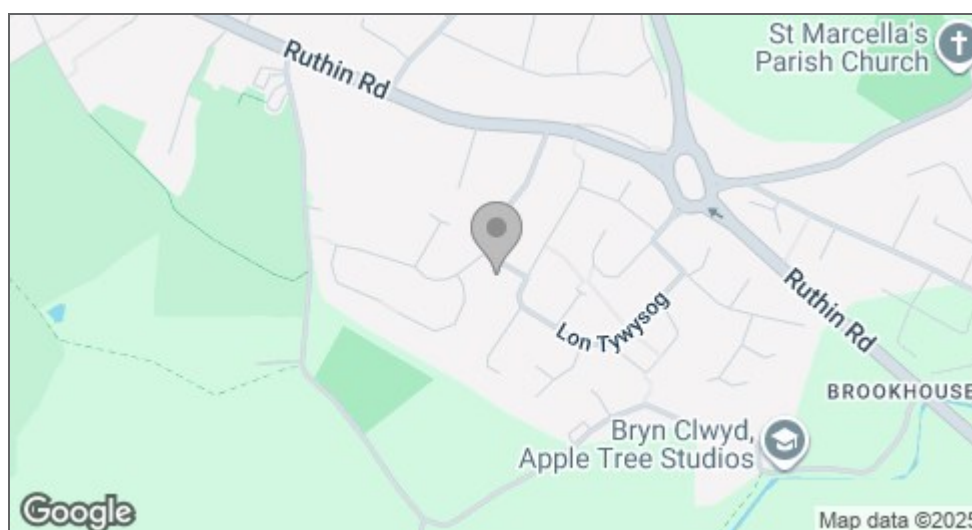
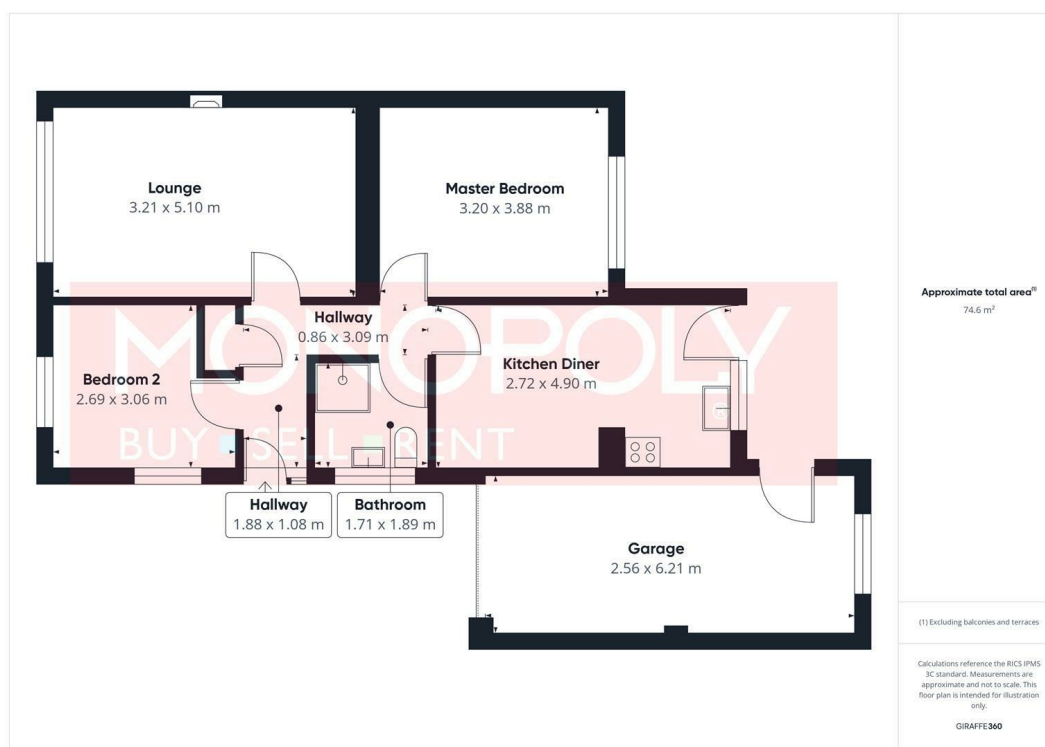












#### MONEY LAUNDERING REGULATIONS 2003

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.

