



## Crud Y Castell, Denbigh LL16 4PJ

### £240,000

Monopoly Buy Sell Rent is pleased to bring to market this attractive detached bungalow, set on a generous plot within a sought-after residential location. The property offers well-proportioned accommodation, including two double bedrooms, a spacious lounge, a sun room, a kitchen diner, and a modern bathroom, as well as a versatile rear porch. Externally, it benefits from excellent outside space, including parking for multiple vehicles, an attached garage, and a private, southerly-facing rear garden. This home is ideal for a couple, downsizer, or small family seeking both comfort and practicality. Offered with No Onward Chain!

- Detached Bungalow
- Sought-After Location
- Attached Single Garage
- Large Lounge with Fireplace
- Council Tax Band C
- Two Double Bedrooms
- Parking for up to 5 Vehicles
- South-Facing Rear Garden
- Freehold Property
- No Onward Chain



## Entrance Hall

A welcoming L-shaped hall with UPVC front door and glazed side panel. Radiator, airing cupboard housing the combi boiler, hatch to attic, and doors to all rooms.

## Lounge

A spacious lounge with dual aspect windows including a large bow bay window with deep display shelf. Feature fireplace housing electric fire with stone surround and painted timber mantle. Radiator, carpeted flooring, and coved ceiling.

## Kitchen Diner

Fitted with a range of pine-effect units offering ample storage and work surfaces. Includes gas hob with hood above, eye-level oven and grill, stainless steel sink with swan neck mixer tap, and space for washing machine, fridge freezer, and dining table. Radiator, side-facing window, and door to the rear porch.

## Rear Porch

A practical addition providing access front to back. Features timber door to both front and rear, timber-framed window, polycarbonate roof, lights, and cloaks/storage area.

## Sun Room

Lean-to style sun room with dwarf walls, UPVC windows, vinyl flooring, and power points. Doors to the garden, garage, and sliding patio door to bedroom two.

## Master Bedroom

Generous double bedroom with fitted triple wardrobe, carpeted flooring, radiator, and rear-facing window.

## Bedroom Two

Carpeted double with coved ceiling, radiator, and sliding patio doors opening into the conservatory.

## Bathroom

Modern three-piece suite comprising low-flush WC, pedestal wash basin, and corner shower cubicle with thermostatic shower and PVC panelling. Part tiled walls with decorative border, wall-mounted mirror, radiator, vinyl flooring, and privacy side window.

## Front

Tarmac driveway and blocked paved frontage providing parking for up to 5 vehicles, leading to the attached garage. The property also benefits from a side front door and access to the rear porch.

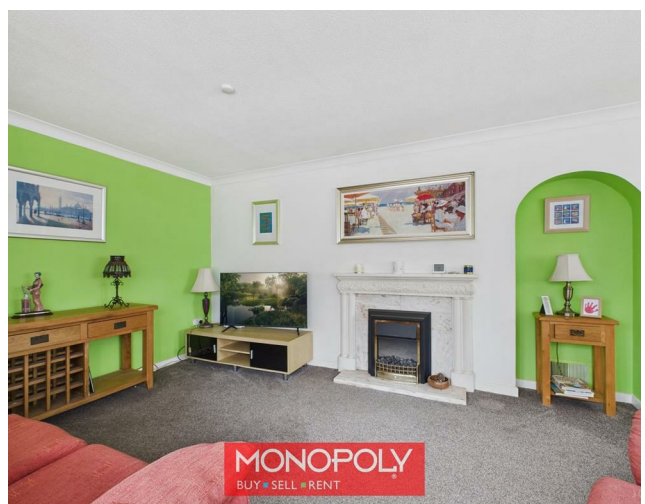
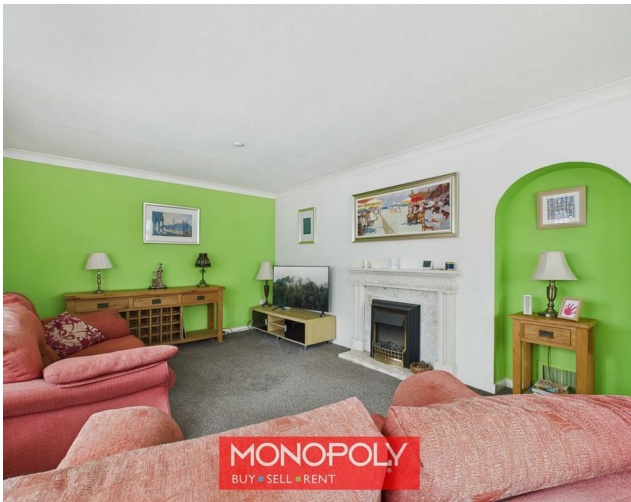
## Rear Garden

A delightful southerly-facing garden, private and enclosed with panel fencing. Features a paved patio, raised decking area with external sockets (ideal for a hot tub), lawn with mature borders, and timber shed.

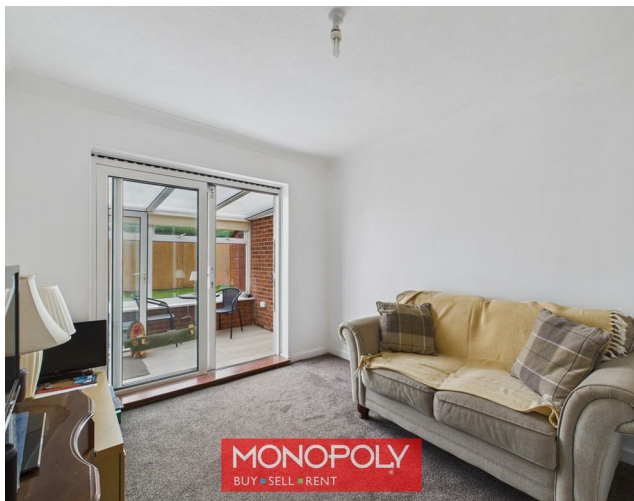
## Garage

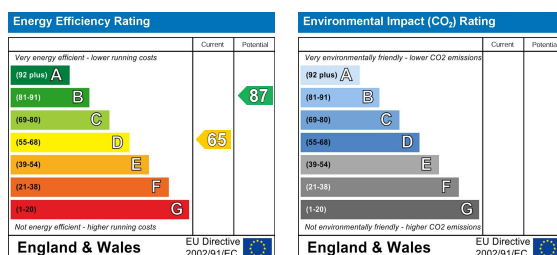
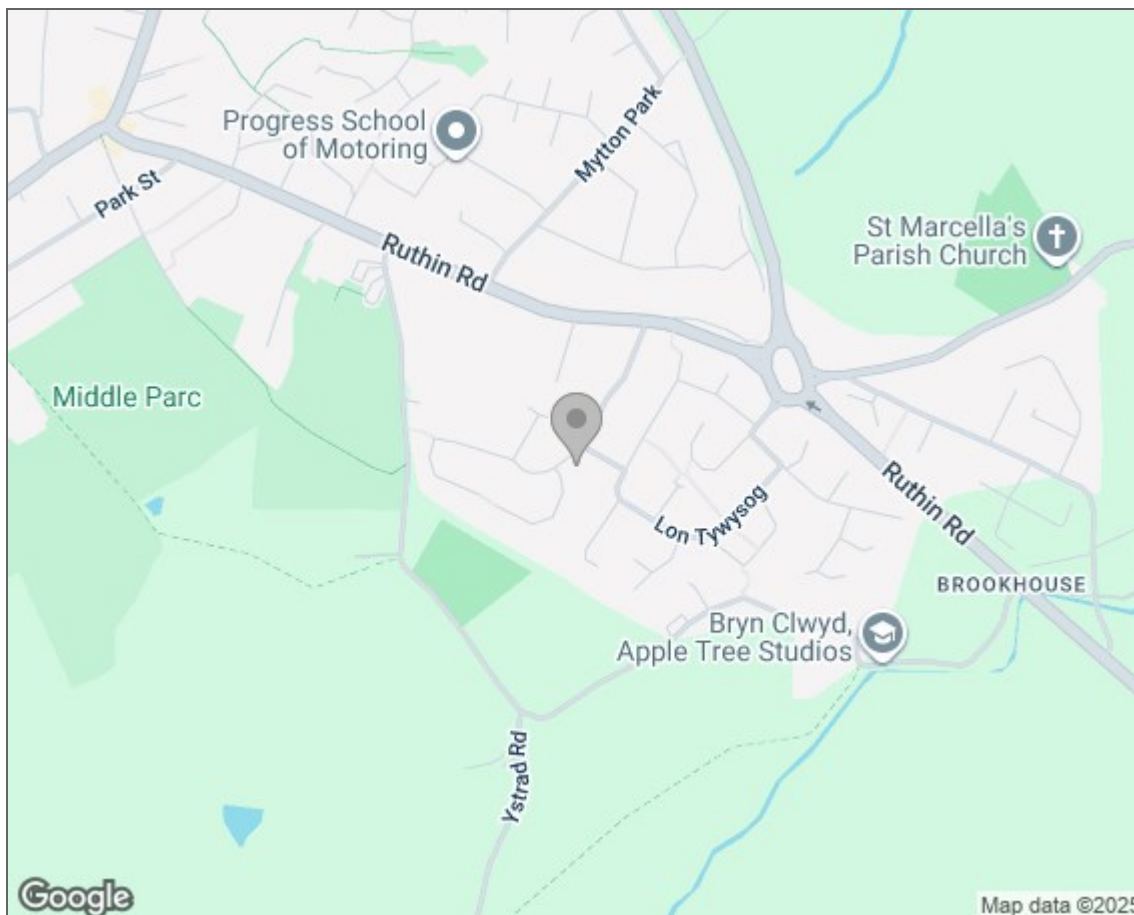
Single attached garage with up-and-over door, concrete floor, lighting, power points, consumer unit, gas meter, window to rear, and fitted workbench.











#### 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.

