



## Parc Alafowlia, , Denbigh LL16 3HZ

**£260,000**

MONOPOLY BUY SELL RENT are delighted to present this beautifully maintained three-bedroom detached bungalow, ideally located in the popular and well-established residential area of Parc Alafowlia, lower Denbigh. This much-loved home offers a spacious and well-planned accommodation, featuring a large lounge with a newly fitted multi-fuel burner, modern fitted kitchen, two double bedrooms, a single bedroom and a stylish bathroom. Externally, a south easterly facing private and easily maintained rear garden, a garage with a separate utility room, and ample off-road parking. Presented in excellent condition and ready to move into, the property perfectly combines comfort, practicality, and charm—ideal for families, couples, or those seeking a peaceful and convenient lifestyle.

- Attractive Detached Bungalow
- Modern Fitted Kitchen
- Three Bedrooms and Stylish Bathroom
- Garage with Separate Utility Room
- Council Tax Band D
- Sought-After Lower Denbigh Location
- Spacious Lounge with New Multi-Fuel Burner
- Private South-Easterly Facing Rear Garden
- Long Driveway with Ample Parking
- Freehold Property



## Front Porch

The property opens via a uPVC front door with glazed side panel into a bright and welcoming front porch. This area features wood flooring, part-panelled walls, a radiator with decorative cover and useful drawer, and a glazed internal door leading into the main living room.

## Lounge

The spacious lounge is both elegant and comfortable, with lovely oak wood flooring and a central fireplace housing a newly fitted multi-fuel burner set within a stone surround and lined chimney breast. Two bow windows with deep sills overlook the front garden, allowing natural light to fill the room. A feature wall of fitted storage units and shelving, radiator, coved ceiling, and downlights complete this impressive living space.

## Inner Hallway

Continuing the same beautiful flooring, the inner hallway provides access to all rooms and includes a storage cupboard housing the Worcester combi boiler (installed 2020) and additional shelving. A hatch with pull-down ladder provides access to the partially boarded loft.

## Kitchen

A modern and well-designed dark charcoal kitchen with a stylish range of wall and base units and marble-effect worktops. The kitchen includes an eye-level double oven, electric hob with fan and lighting, fitted fridge freezer, and space for an integrated dishwasher. A composite deep sink with pull-down mixer tap, tiled splashbacks, and wood-effect vinyl flooring complete the look. The uPVC window and door to the side allow for plenty of light and convenient garden access.

## Dining Room

Perfect for entertaining, the dining room features oak flooring, pendant and wall lighting, and ample space for a family-sized table. French uPVC doors open directly out to the rear garden, creating a lovely flow between indoor and outdoor living spaces.

## Bedroom 3

A versatile room that can serve as a third bedroom, home office, or second sitting room. This space features carpeted flooring, fitted wardrobes and cupboards, a radiator, coved ceiling, downlights, and a double-glazed window overlooking the rear garden. A hatch provides access to the attic.

## Master Bedroom

A generous double bedroom with wood flooring, fitted double wardrobes with corner shelving, coved ceiling, radiator, and downlights. The double-glazed rear window offers a peaceful view over the private garden.

## Bedroom 2

A comfortable single bedroom with uPVC window to the side, radiator, coved ceiling, downlights, and space for a wardrobe or desk—ideal for a child's room or home office.



## Bathroom

A well-appointed modern bathroom comprising a white three-piece suite with low-flush WC, sink set in a vanity unit, and a large shower cubicle with electric shower. The room also benefits from fully tiled walls, tiled floor, chrome heated towel rail, radiator, extractor fan, downlights, and a privacy window to the side.

## Garage

The garage benefits from a concrete floor, power and lighting, and a useful workshop area—ideal for hobbies or storage and an up-and-over door provides front access.

## Utility Room

With tiled flooring, wall and base units, and worktops with space for a washing machine and tumble dryer. A uPVC glazed door opens directly into the garden, and a double-glazed window allows in natural light.

## Front Garden

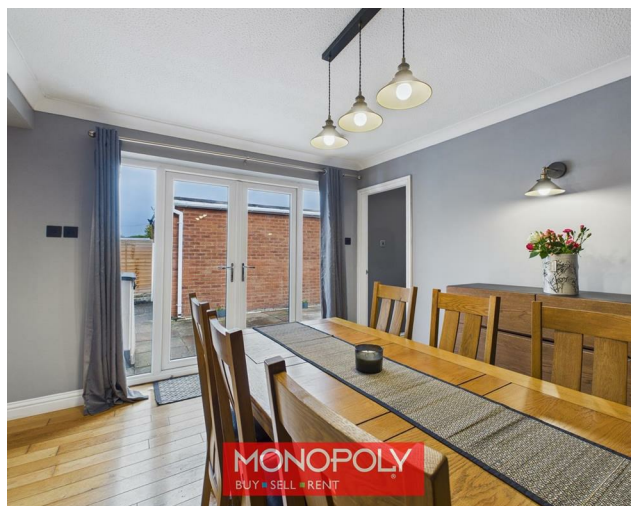
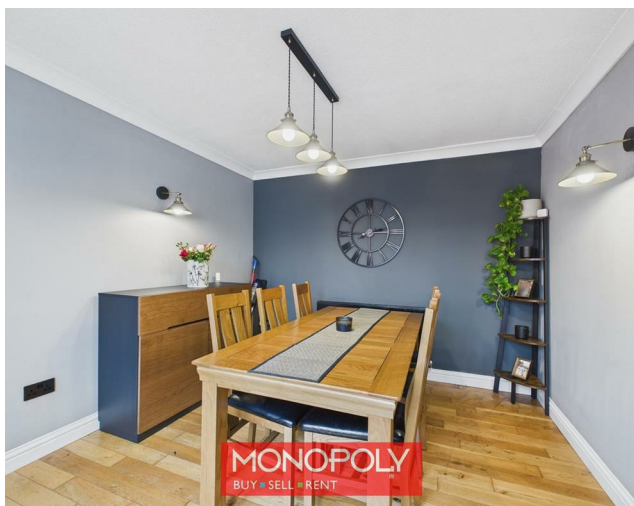
A long block-paved and concrete driveway provides parking for multiple vehicles and leads to both the front and rear entrances, as well as the link-detached garage. The front garden is laid to lawn, surrounded by mature evergreen borders and enclosed by a brick wall and panelled fencing. Wooden gates provide access down each side of the property, offering convenience and security.

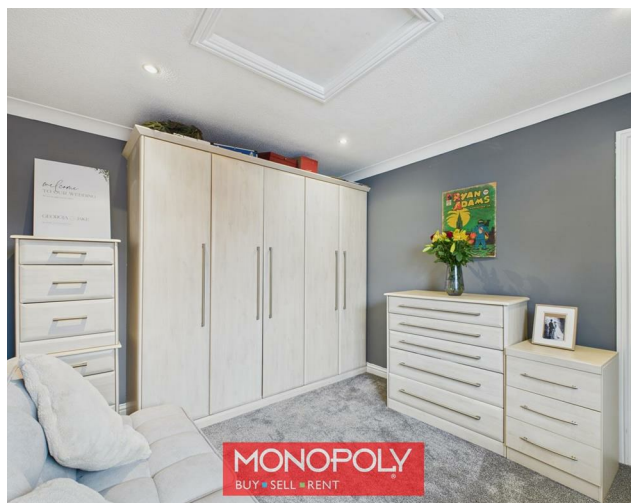
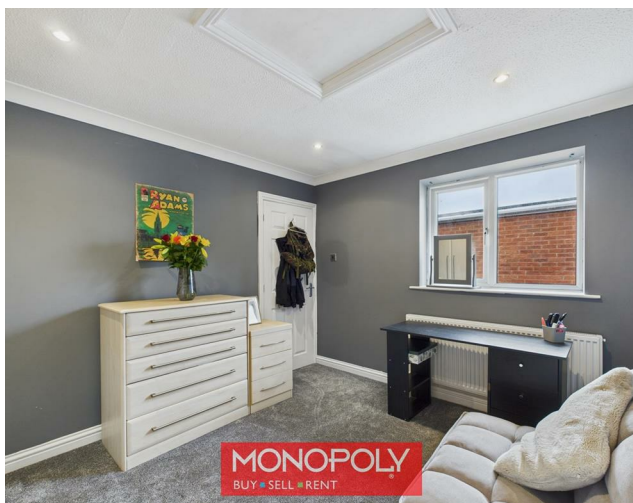
## Rear Garden

The rear garden is a true private retreat—enclosed, secluded, and south-easterly facing. Designed for easy maintenance, it features a large paved patio area, ideal for outdoor dining or entertaining, along with a gravelled section for additional seating or planting. There is a timber shed for storage and a pedestrian door giving direct access to the garage. Down the side of the property is a pathway to the front garden anwith space for storage with a timber shed.

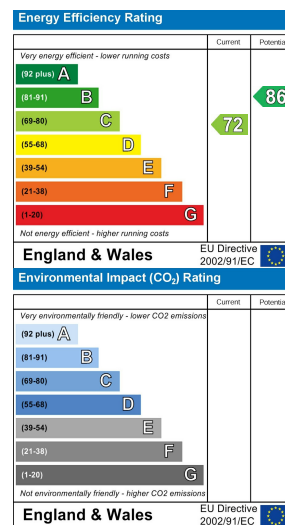
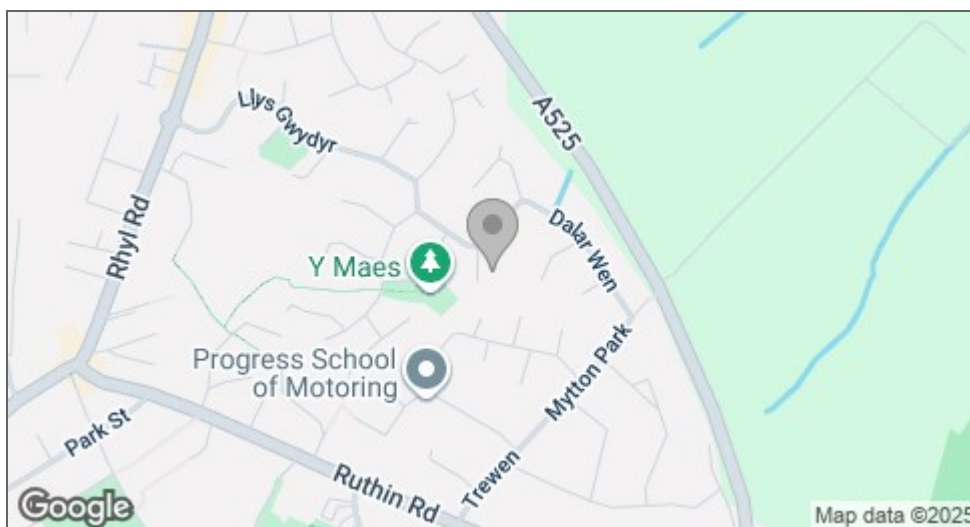












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