



MONOPOLY®  
BUY ■ SELL ■ RENT

**Lon Tywysog, Denbigh LL16 4AA**

**£315,000**

Monopoly Buy Sell Rent is pleased to offer this former show home in the highly sought-after Myddleton Park development in lower Denbigh. This three-bedroom property boasts a large corner plot, double garage, large lounge, separate dining room and kitchen which could become one large kitchen\diner. The property is close to local amenities and bus routes and within the catchment area of some excellent schools.

Viewing Recommended!

- Spacious Detached Property
- Double Garage & Driveway
- Stylish Family Bathroom
- Downstairs Shower Room
- Freehold Property
- Four Double Bedrooms
- Larger than Average Garden
- Open Plan Lounge & Dining Area
- Council Tax Band E
- No Onward Chain



## Hallway

A welcoming entrance hallway featuring a composite front door with glazed panel and matching side screen. The space is tastefully finished with wood-effect vinyl flooring, a radiator, and carpeted stairs rising to the first floor. There is a useful under-stairs storage cupboard, with additional doors leading to the lounge, ground-floor bedroom, and shower room.

## Lounge Diner

A generous open-plan lounge and dining area, offering excellent natural light through a large double-glazed window overlooking the front and an additional smaller window. The lounge area is carpeted for comfort, while the dining area benefits from a wood-effect floor. The room includes two radiators, a coved ceiling, and a Hive heating control system.

## Kitchen

A modern and well-appointed kitchen fitted with a stylish green range of units, complemented by wood block-effect worktops and a stainless-steel sink. The room features a vinyl floor, an electric oven with hob and extractor fan above, and ample space for white goods. A wall-mounted gas combi boiler provides heating and hot water. An external door leads you to the rear garden, and an internal door to the lounge with a double-glazed window overlooking the garden.

## Downstairs Bedroom

A good-sized double bedroom with carpet flooring, a radiator, and a double-glazed rear window overlooking the garden. There is space for wardrobes or fitted storage.

## Downstairs Shower Room

1.82 x 1.56 (5'11" x 5'1")

A contemporary downstairs shower room featuring a modern three-piece suite comprising a low-flush

WC, vanity unit with sink, and a corner shower cubicle with electric shower. Finished with a vinyl floor, radiator, privacy window to the rear, and extractor fan.

## Landing

A bright landing area with a window allowing natural light, carpeted flooring, and two useful storage cupboards. There is access to all first-floor rooms as well as a hatch to the attic.

## Master Bedroom

4.65 x 3.61 (15'3" x 11'10")

A comfortable double bedroom with carpeted flooring, radiator, and space for a range of storage cupboards. The double-glazed window to the front ensures a bright and inviting atmosphere.

## Bedroom 2

A generous, carpeted double bedroom with a large double-glazed window to the front. The room includes a radiator and provides ample space for wardrobes and cupboards.

## Bedroom 3

3.19 x 3.15 (10'5" x 10'4")

A light and airy double bedroom with plenty of space for storage with radiator and large double glazed window overlooking the rear garden.

## Driveway & Garage

To the back of the property is a tarmac driveway that leads you to the double garage. The detached double garage with up and over doors, power and lights.

## Gardens

The front has a neat lawned garden that wraps around the side of the house with colourful shrub and perennial borders. A timber gate leads you to the rear garden which is private and enclosed full of colourful shrubs, perennial and trees.



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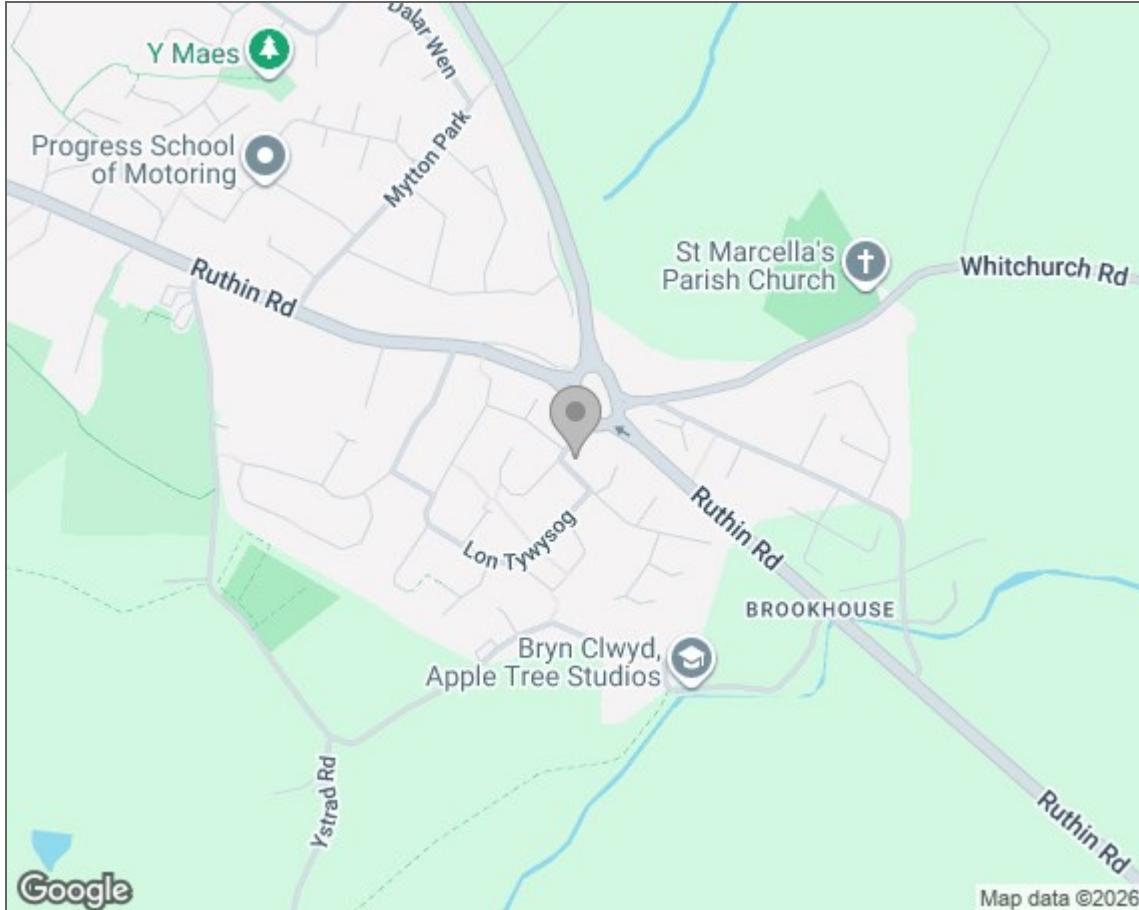


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient -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

