



## Y Maes, Denbigh LL16 3JR

### £310,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this beautifully presented family home, set in a sought-after area of Denbigh within a popular school catchment zone. The property features a spacious lounge-diner with soft carpeting, a white stone fireplace with gas fire, and twin glass doors leading to a bright conservatory. A modern kitchen and separate utility area provide excellent everyday practicality. Upstairs offers four well-proportioned bedrooms, including a master with mirrored wardrobes and a contemporary en suite, complemented by a stylish family bathroom. The enclosed rear garden includes a lawn, paved seating areas, and an attractive wooden gazebo, creating a perfect outdoor retreat. This is a superb opportunity to purchase a well-maintained home in a desirable residential location.

Viewing Highly Recommended!

- Four Bedroom Detached House
- Spacious Living Areas
- Freehold
- Off-Road Parking & Garage
- Family-Friendly Location
- Council Tax Band E
- Corner Plot with Generous Gardens
- Excellent School Catchment Zone
- EPC (In Progress)



## Driveway

Approached via a smart, tarmacked driveway, the property enjoys effortless access to both the front entrance and the integrated garage, with a timber gate providing access to the rear garden. The driveway offers ample space for the off-road parking of two cars, while thoughtfully designed drainage ensures a clean, low-maintenance finish all year round. A neat strip of lawn provides a natural boundary between the neighbouring property, and the impressive corner-plot front garden presents a generous expanse of greenery. A feature tree creates an attractive focal point, lending the home a welcoming and well-established feel.

## Garage

The property benefits from a well-proportioned garage featuring durable concrete flooring and a practical up-and-over door to the front, ensuring easy vehicle access. Offering space to comfortably park one car, the garage also includes a convenient side door within the garden boundary, providing additional entry and flexibility. This versatile area is ideal for parking, storage, or workshop use.

## Vestibule

A bright, welcoming vestibule with modern composite doors to both the exterior and interior, each complemented by side windows. Lino flooring and a large additional side window enhance the airy feel.

## Hallway

The hallway offers a warm first impression with laminate flooring, coving detail, and carpeted stairs rising to the first floor, with access to the lounge, kitchen, and WC.

## Lounge Diner

A generous lounge-diner featuring soft carpet underfoot and a striking white smooth-stone fireplace surround housing an electric fire. Natural light flows through the double-glazed front window and twin glass doors opening into the conservatory. Wooden doors connect to both the kitchen and hallway, creating an easy, open flow through the home.

## Kitchen

This well-equipped kitchen features wooden cabinetry, dark speckled worktops, and tile-effect flooring. There is space for a tall fridge-freezer, an under-counter dishwasher, and a fitted oven with 4-burner hob and hidden extractor. Downlights provide a bright workspace, with direct access to the hallway, lounge-diner, and utility area.

## Conservatory

A bright, versatile conservatory built on a low wall with glass windows on all sides and a pitched polycarbonate roof. Tiled flooring and twin glass doors opening to the garden create a seamless indoor-outdoor feel.

## Utility Area

A practical utility space with matching cabinetry and worktops, space for a washer-dryer, and a composite back door with glazed panels. Complete with a radiator and flush-mount ceiling light.



## WC

A convenient ground-floor WC featuring a sink with tiled splashback, extractor fan, and radiator.

## Landing

A carpeted landing giving access to all bedrooms, the family bathroom, and the loft.

## Master Bedroom

A comfortable double bedroom with mirrored built-in wardrobes and a double-glazed outlook over the rear garden.

## En Suite

Modern en suite with tiled flooring, partially tiled walls, a large glass-screened shower with waterfall head, plus WC, basin, extractor fan and an obscure front window.

## Bedroom 2

A well-proportioned double bedroom featuring mirrored built-in wardrobes.

## Bedroom 3

A bright bedroom overlooking the garden, finished with carpet and a radiator.

## Bedroom 4

Currently being used as an office, this cosy single bedroom has garden views, carpeted flooring, and radiator.

## Bathroom

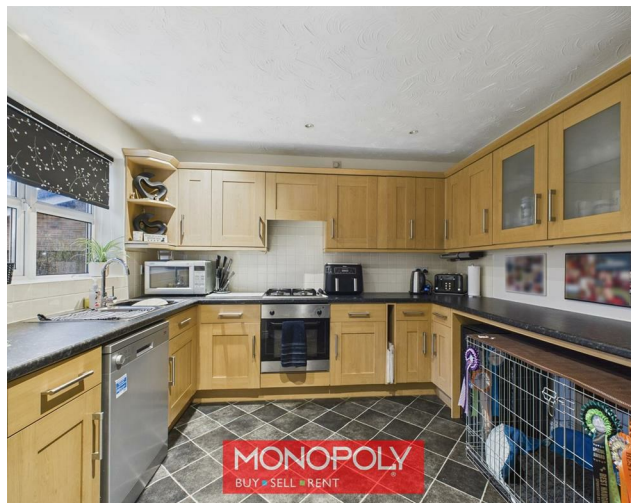
A well-appointed family bathroom featuring a bath, WC, basin, and built-in storage, complemented by an obscure window with a deep sill that fills the space with natural light. The room benefits from practical lino flooring, partial wall tiling, and an extractor fan for added comfort. Completing the space is a convenient airing cupboard along with additional storage.

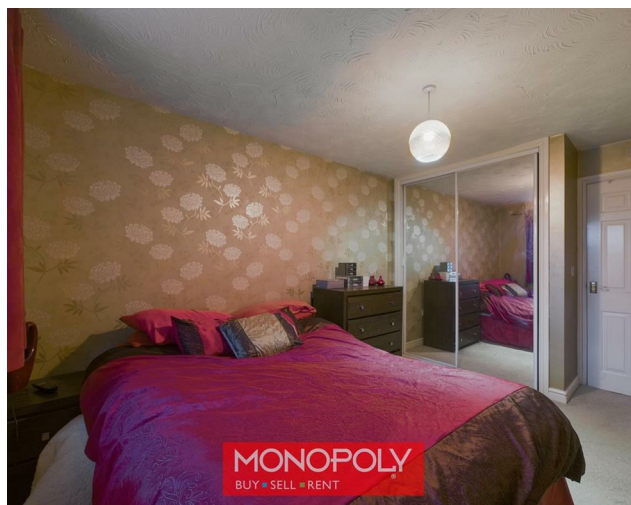
## Garden

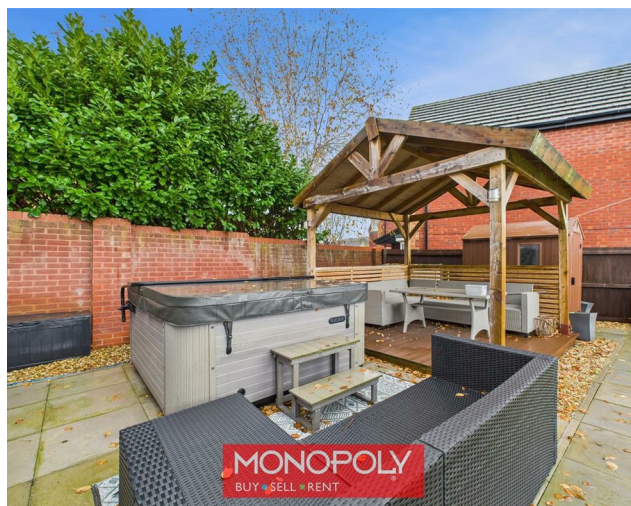
A private rear garden with a lawn, paved pathways, and a designated seating area. A wooden gazebo with decking and partial panelled walls offers an inviting outdoor retreat, all enclosed by timber fencing.

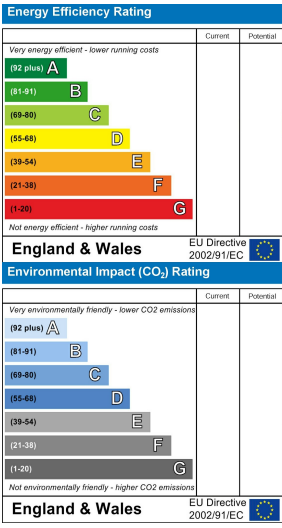
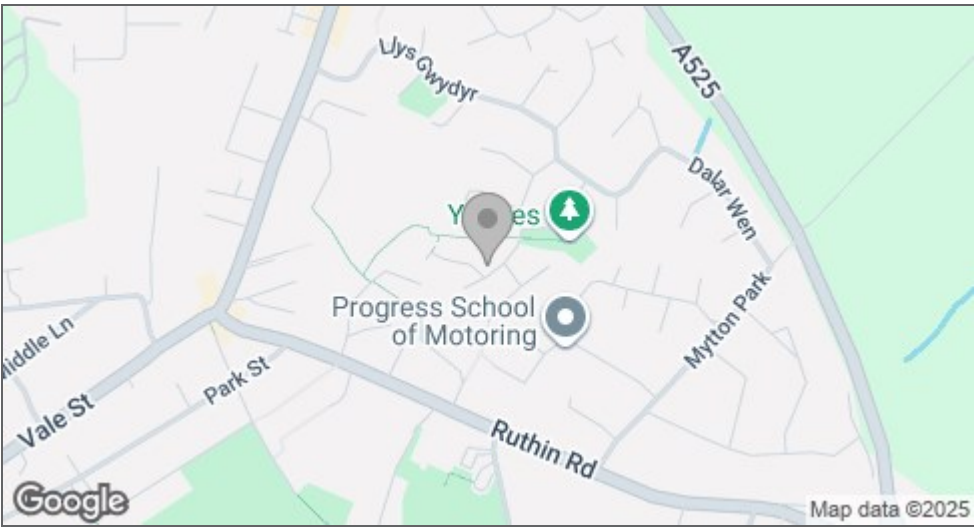












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