



## Dalar Wen, , Denbigh LL16 3HT

**£255,000**

MONOPOLY BUY SELL RENT are pleased to present this beautifully presented three-bedroom home, located in a desirable area within an excellent school catchment zone and close to local amenities. Inside, a welcoming hallway leads to a spacious lounge with large front window and elegant herringbone flooring. Twin doors open into a stylish open-plan kitchen-diner, complete with sleek grey cabinetry, integrated appliances, and sliding glass doors to the garden—ideal for entertaining. Upstairs offers three bedrooms, two with built-in storage, and a modern family bathroom. A convenient ground-floor shower room and utility area add extra practicality. Outside, the property features a neat driveway, front lawn, and a landscaped, tiered rear garden with decking and paved areas for relaxing or entertaining.

Modern, move-in ready, and superbly located—this home ticks all the boxes.

- Spacious Kitchen Diner
- Quiet Cul-De-Sac Location
- Three Bedrooms & Two Bathrooms
- Garage & Off Road Parking
- School Catchment Zone
- Local Amenities Nearby
- Freehold
- EPC - D
- Council Tax Band - D



## Driveway

A neat concrete driveway offers convenient off-road parking, accompanied by a well-kept lawn and a paved pathway leading to the garden gate. A tiled step provides an elegant approach to the front door.

## Entry Hallway

Welcoming and stylish, the hallway features attractive herringbone laminate flooring and a UPVC front door, complemented by a side window that adds natural light.

## Lounge

A spacious and light-filled lounge with herringbone laminate flooring, two radiators, and a classic coved ceiling. A large double-glazed window overlooks the driveway, while twin doors lead into the kitchen-diner and a further door connects to the hallway.

## Kitchen Diner

Beautifully designed for both everyday living and entertaining, this open-plan kitchen diner features herringbone laminate flooring and twin sliding glass doors that open onto the rear patio. The kitchen is fitted with warm grey cabinetry and dark worktops, including an eye-level microwave and oven, a glass induction hob with stainless steel hood, and a stainless steel sink under a double-glazed window to the garden. There is under-counter space for a fridge and dishwasher. Access is via twin wooden doors from the lounge and an additional door from the hallway.

## Utility Room

A practical space with vinyl faux-tile flooring and a matching dark worktop with stainless steel sink. There's under-counter space for white goods, a wall-mounted boiler, and access to the downstairs shower room. A UPVC door with side window leads out to the garden.

## Shower Room

Contemporary and well-appointed, this ground-floor shower room features vinyl faux-tile flooring, a grey fitted unit with integrated toilet and sink, wall panelling, and a corner shower enclosure with electric unit. Includes a radiator and extractor fan for added comfort.

## Landing

The carpeted landing provides access to all three bedrooms and the main bathroom. A double-glazed side window fills the space with natural light, while built-in storage offers added practicality.

## Master Bedroom

A generously sized main bedroom with fitted carpet, coved ceiling, radiator, and a large double-glazed window overlooking the front driveway. Built-in wardrobes provide ample storage.

## Bedroom 2

A comfortable double bedroom with carpeted flooring, built-in storage, and a coved ceiling. A double-glazed window frames views of the rear garden.



### Bedroom 3

A well-designed third bedroom featuring a built-in bed with integrated storage beneath, radiator, coved ceiling, and a double-glazed window to the front.

### Bathroom

Modern and functional, the family bathroom includes a bath with glass screen and overhead shower, grey fitted cabinetry with built-in WC and sink, and black towel rail. Finished with vinyl faux-tile flooring, wall panels, and two obscure-glazed windows to the rear for privacy.

### Garden

A thoughtfully landscaped, tiered garden offering a blend of decking, gravel areas, and paved pathways. Mature hedging and greenery border the space, creating privacy and a natural backdrop. Stairs connect the levels, leading to a gate that opens to the driveway. Also features wooden panel fencing, an outdoor socket, and space for a garden shed.

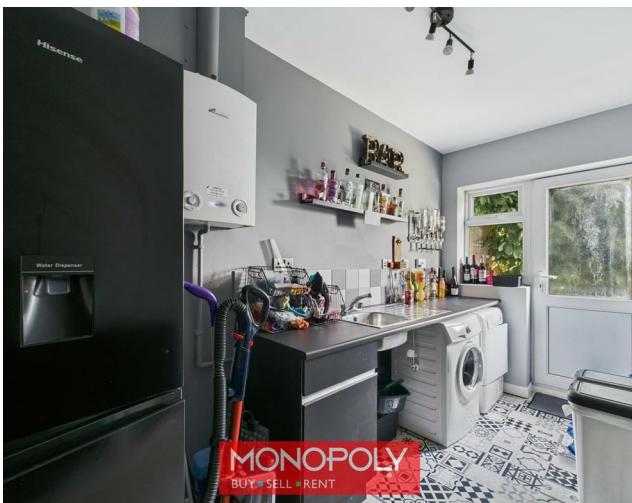
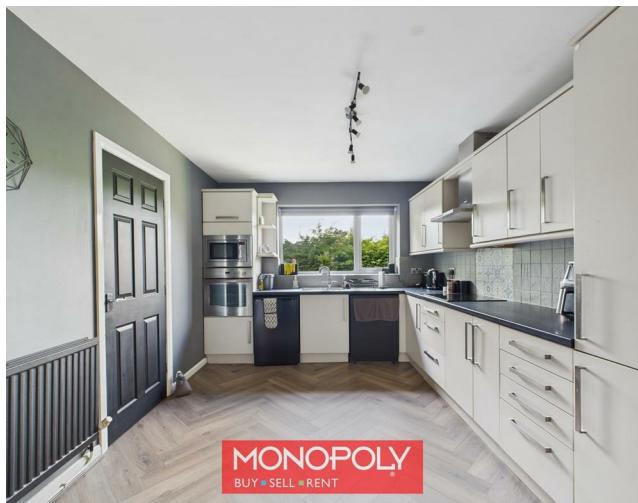


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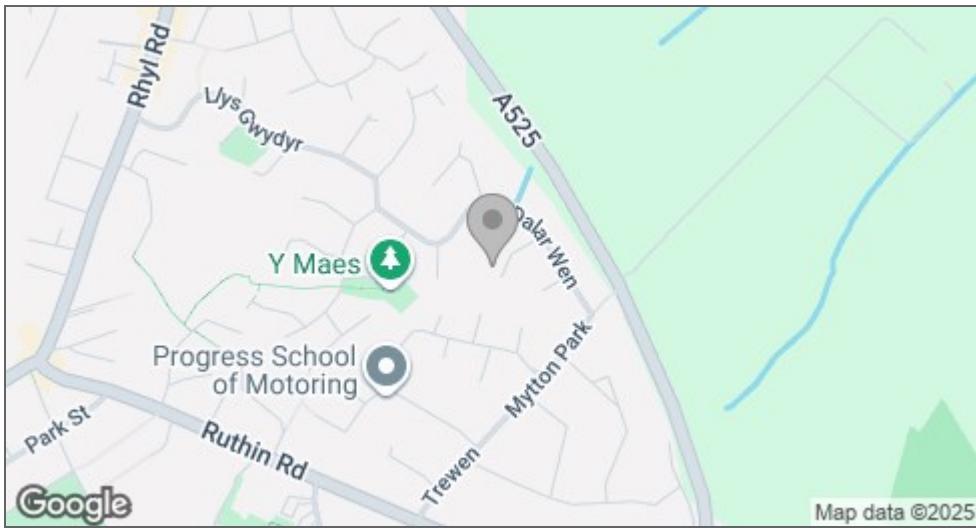


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