



Ffordd Celyn, Denbigh LL16 5UU

£199,950

Monopoly Buy Sell Rent are pleased to offer for sale this well-presented family home, set within a popular residential area and benefitting from a generous driveway, bright and modern interiors, and a superb conservatory-style dining space that brings the outdoors in. The property is finished in a clean, contemporary style throughout, with a sleek fitted kitchen, spacious lounge, modern shower room, and well-proportioned bedrooms, complemented by an enclosed rear garden ideal for families, entertaining, or simply catching the sun.

- Modern 2 Bedroom Property
- Finished To A High Standard
- Walking Distance To Local Amenities
- Council Tax Band C
- Located In Quiet Cul-De-Sac
- Close To Excellent Schools
- EPC Rating D
- Ideal Property For First Time Buyers Or Landlords



Lounge

A welcoming, well-proportioned reception room, finished in neutral tones and enhanced by recessed ceiling lighting. The space comfortably accommodates a large sofa suite and furnishings, with a wide front-facing window drawing in plenty of natural light.

Kitchen

The modern, contemporary kitchen fitted with a sleek range of high-gloss wall and base units, complemented by coordinated worktops and splashbacks for a clean, streamlined finish. Integrated cooking appliances and generous preparation space make this a practical everyday kitchen, with natural light provided via the side elevation double-glazed window.

Dining Room \ Conservatory

A standout space within the home, this bright conservatory-style dining room is surrounded by glazing and fitted with vertical blinds, creating an airy setting for dining and entertaining. With space for a family table and chairs, it also enjoys direct views out to the garden, making it a brilliant all-season room. The room benefits from a warm roof, making it a practical space all year round.

Master Bedroom

The master bedroom is a spacious double bedroom, tastefully decorated and offering comfortable proportions for a full bedroom suite. A broad window brings in plenty of daylight, creating a calm and relaxing space.

Bedroom 2

You are greeted by striking views in the second bedroom which is finished in a neutral palette and offering ample space for freestanding furniture. A large window provides excellent natural light, while the room layout lends itself well to use as a guest room, child's bedroom, or home office.

Shower Room

A smart and modern shower room featuring a contemporary suite and a walk-in style shower enclosure with a rainfall head. Finished with stylish wall panelling/tiling and a fresh, minimalist look, the room is completed by a window providing natural light and ventilation.

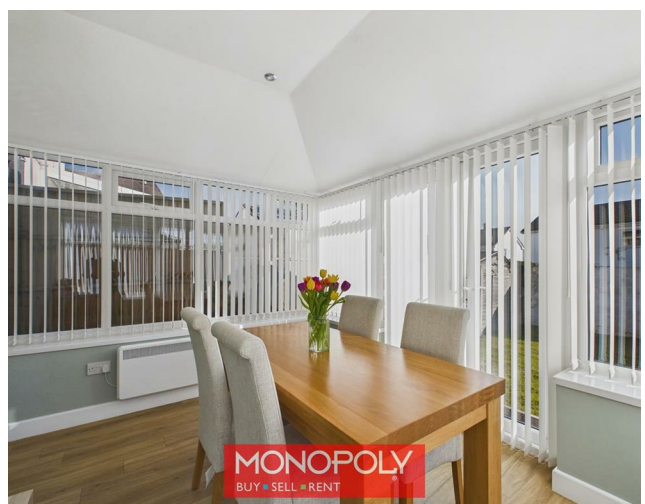
Rear Garden

To the rear is an enclosed garden, mainly laid to lawn and bordered by fencing/walling for privacy. The garden provides a great outdoor space for children, pets, or summer entertaining, with room for seating and further landscaping if desired.

Front Garden

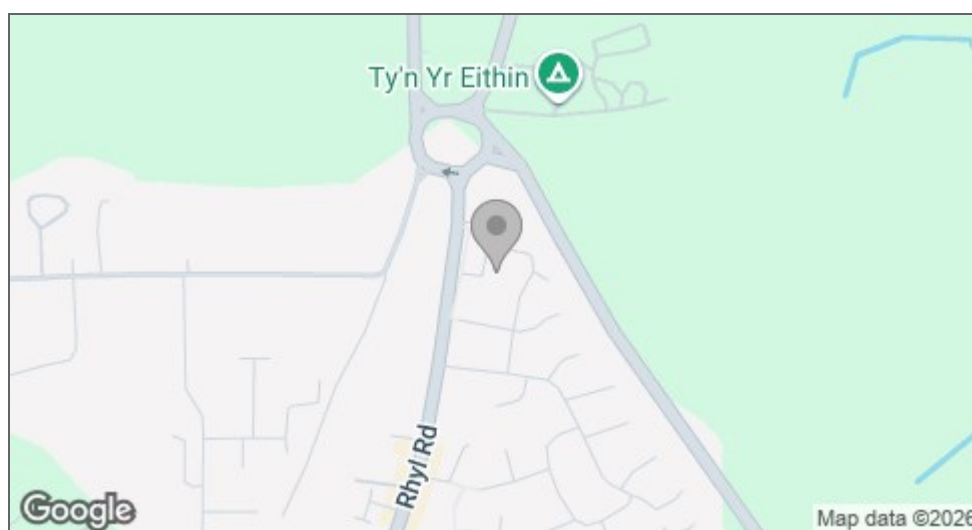
Located in a quiet cul-de-sac, the front garden is laid to lawn with a driveway offering parking for up to 3 vehicles.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		67	86
(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 	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.

