



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

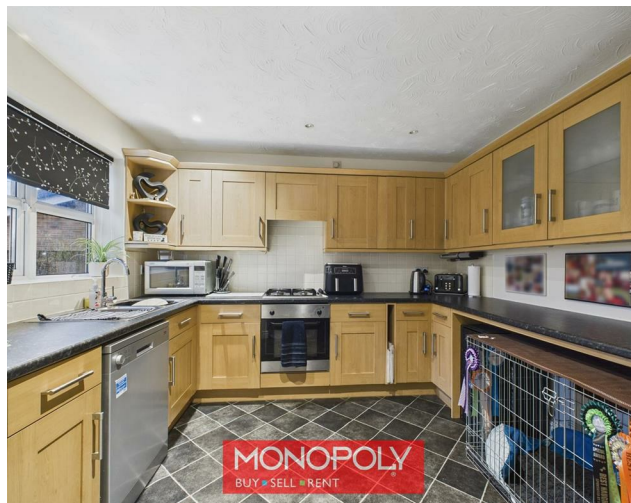
A well-appointed family bathroom featuring a bath, WC, basin, and built-in storage, complemented by an obscure window with a deep sill that fills the space with natural light. The room benefits from practical lino flooring, partial wall tiling, and an extractor fan for added comfort. Completing the space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

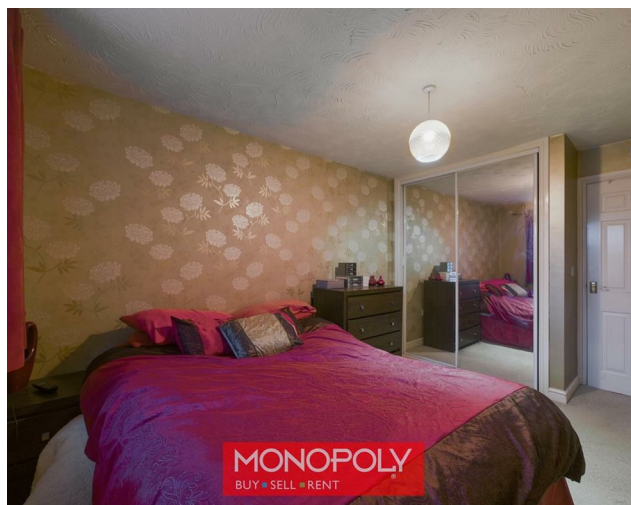
Garden

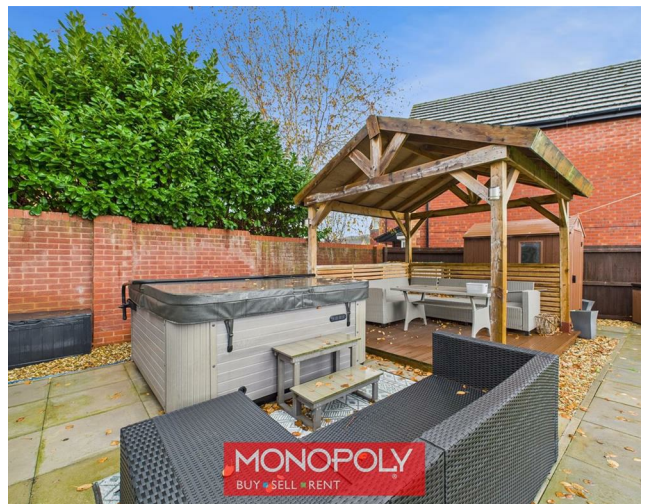
A private rear garden with a lawn, paved pathways, and a designated seating area. A wooden gazebo with decking and partial panelled walls offers an inviting outdoor retreat, all enclosed by timber fencing.

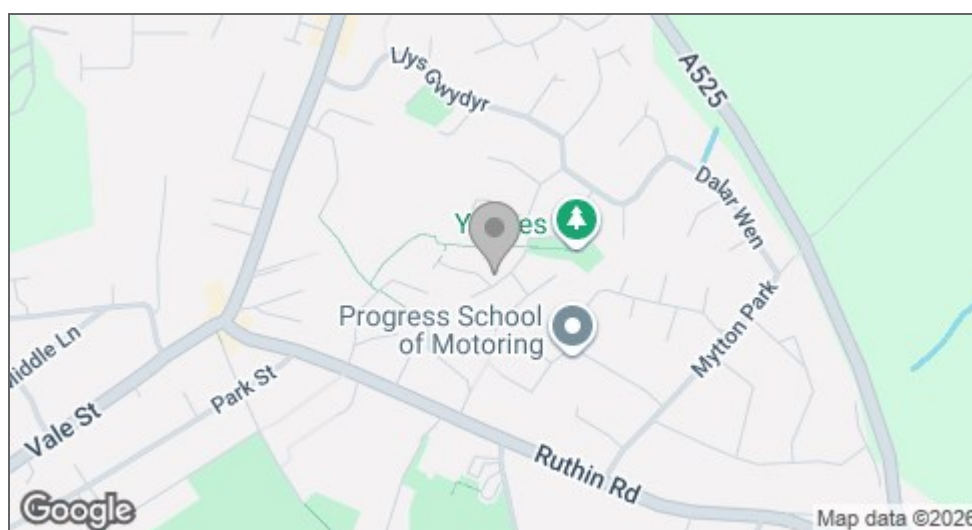












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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.

