



## Parc Clwyd, Denbigh LL16 4BA

**£255,000**

Monopoly Buy Sell Rent are pleased to offer this beautiful chain-free two bedroom bungalow on a generous corner plot within a quiet cul-de-sac in the highly desirable Lower Denbigh area of Myddleton Park. The bungalow offers well-balanced accommodation, low-maintenance gardens and excellent day-to-day convenience. The layout flows from a bright lounge into a separate dining room and a practical galley kitchen, while two double bedrooms sit off an L-shaped hall. Outside, there is driveway parking, a single garage and private rear garden with patio and covered seating ideal for year-round use. With local amenities, bus routes and stunning countryside walks close at hand, this home is a superb opportunity for downsizers or first-time buyers seeking a peaceful yet connected Denbigh address.

- Well Presented Two Double-Bedroom Bungalow
- Dual Aspect Lounge with a Feature Stone Fireplace
- Close to Local Amenities, Bus Routes & Country Walks
- Viewing Highly Recommended to Fully Appreciate
- Council Tax Band D
- Quiet Cul-De-Sac Location on a Generous Corner Plot
- Modern Fitted Three-Piece Family Bathroom
- Garage with New Roof having a 10 Year Guarantee
- No Onward Chain
- Freehold Property



## Hallway

4.02 x 1.47 (13'2" x 4'9")

L-shaped hall with uPVC entrance door and glazed side panel for natural light. Carpeted, with radiator, loft access and doors to lounge, dining room, kitchen, bedrooms and family bathroom.

## Lounge

6.11 x 2.87 (20'0" x 9'4")

A warm, welcoming family room with carpeted flooring, uPVC double-glazed windows to the front and side aspects, stone fireplace with inset gas fire, coving, TV aerial point and ample power sockets. Sliding glazed doors open to the dining room; door to hallway. Double radiator.

## Dining Room

2.93 x 2.88 (9'7" x 9'5")

Ideal for family dining and entertaining, with carpeted flooring and patio doors opening directly to the rear garden. Doors to hallway and kitchen.

## Kitchen

4.51 x 2.45 (14'9" x 8'0")

Practical galley layout fitted with beech-effect wall and base units and granite-effect laminate worktops. 1.5-bowl stainless-steel sink with drainer, extractor hood, vinyl flooring and uPVC double-glazed door with side windows to outside. Appliance spaces for washing machine, electric cooker and tall fridge-freezer. Former airing cupboard houses the Ideal combi boiler, with additional radiator to help air clothing. Bright room with a further radiator.

## Master Bedroom

4.58 x 3.04 (15'0" x 9'11")

Large double bedroom with fitted wardrobes, carpeted flooring and uPVC double-glazed window to the front elevation.

## Bedroom 2

3.44 x 2.71 (11'3" x 8'10")

Second double bedroom with fitted wardrobe and cupboard with louvre doors. uPVC double-glazed window to the rear elevation.

## Family Bathroom

2.61 x 1.71 (8'6" x 5'7")

Well appointed with vanity unit incorporating low-flush WC and wash basin, P-shaped bath with thermostatic shower and mixer tap, fully tiled walls, uPVC double-glazed privacy window, extractor fan, chrome ladder radiator and bevel-edged wall mirror. Carpeted.

## Front Garden and Parking

Mainly laid to lawn with mature shrubs and defined bed areas. Path to the front door. Off-road driveway parking to the side, with uPVC door giving convenient access into the kitchen.

## Rear Garden

A private, easy-care space offering a blend of lawn and patio, a covered seating area for all-weather enjoyment, timber shed, hedged rear boundary and panel fencing marking the boundary with the neighbour.

## Garage

4.98 x 2.58 (16'4" x 8'5")

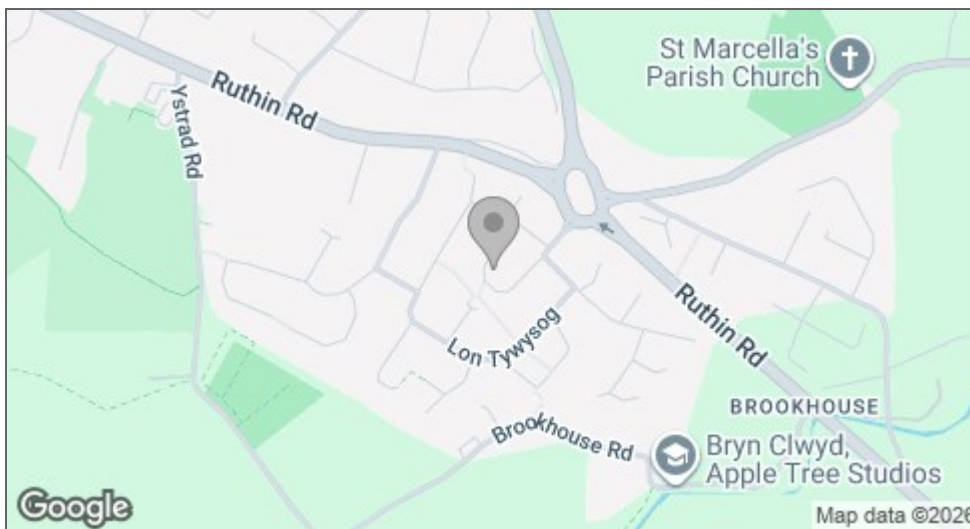
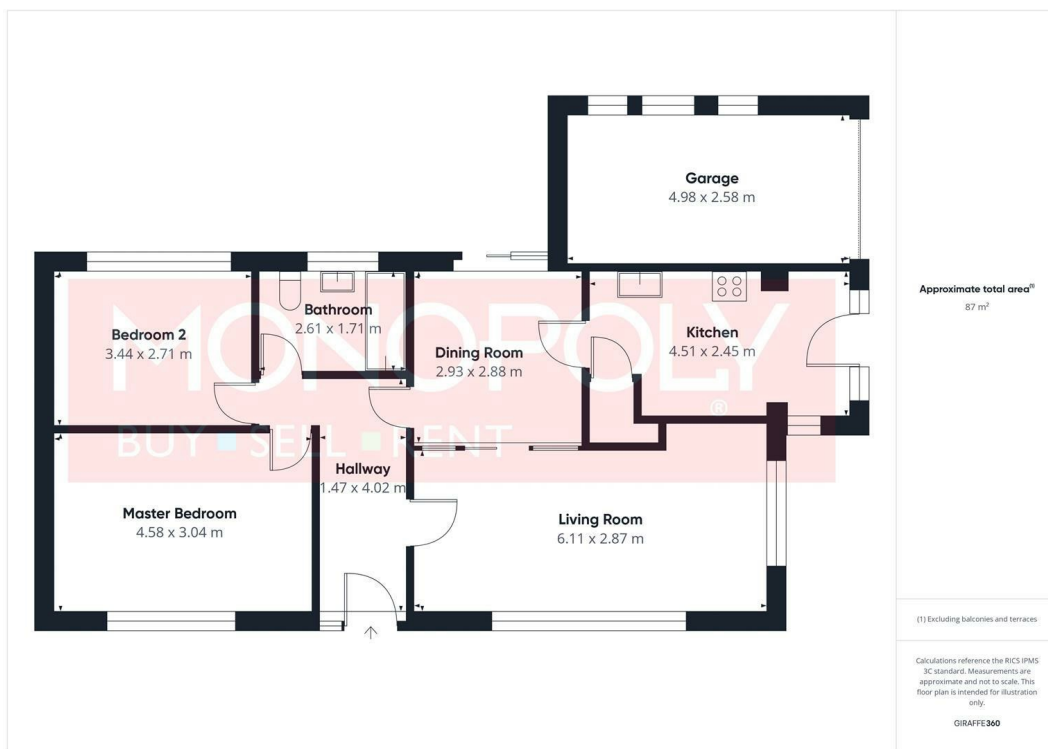
A single garage with a newly fitted roof, complete with a 10-year guarantee, an up-and-over door, and further storage, along with additional off-road parking.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B			
(69-80) C			
(54-68) D		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

