



## Bryn Teg, Denbigh LL16 3TR

£225,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this delightful property showcasing a perfect blend of character, comfort, and convenience, located just a short distance from the town centre, providing easy access to a variety of shops, restaurants, and local amenities. With excellent transport links nearby, including bus routes and train stations, commuting is effortless, making it ideal for both professionals and families.

The home itself is generously appointed with a spacious lounge, modern kitchen diner, and four versatile bedrooms, including a master with built-in storage and a bay window. The property also features a bright sunroom that leads directly into the kitchen, adding to the sense of space and light throughout. The expansive garden is a true highlight, offering a lush lawn, paved patio area, and a raised wooden seating area, perfect for outdoor entertaining. With a brick-built BBQ and garden shed, the outdoor space is both practical and inviting, making this property ideal for those who enjoy spending time in the fresh air. This charming home offers the best of both worlds: a peaceful retreat with excellent access to everything the town has to offer.

- Spacious Kitchen Diner
- New Boiler
- Thoughtfully Presented Throughout
- Generous Garden
- Local Amenities Nearby
- Freehold
- Room in Roof
- No Onward Chain
- Council Tax Band: C



## Front Garden

An elevated lawn, framed by lush foliage, welcomes you with a charming paved path leading from the wooden garden gate to the front door. A gravel patch with a young apple tree adds a touch of nature, while the concrete steps rise to the entrance, flanked by a tall garden gate with an ornate glass panel to the right, offering a glimpse of the home's character.

## Entry Hallway

3.35 x 1.84 (10'11" x 6'0")

A sleek laminate wood-effect floor greets you in this inviting entryway, where natural light pours through the side windows of the UPVC front door. A decorative radiator cover adds a touch of elegance, while the carpeted stairs lead up to the first floor. The hallway also offers access to the lounge and kitchen diner, and a coved ceiling completes the space, enhancing the home's sense of warmth.

## Lounge

3.80 x 3.20 (12'5" x 10'5")

This elegantly appointed lounge boasts wood-effect laminate flooring and a classic wooden mantle paired with a metal fireplace, creating a cosy yet sophisticated atmosphere. The room is bathed in light from a bay window that overlooks the front exterior, while a radiator and coved ceiling add to the comfort and charm of the space.

## Kitchen Diner

3.51 x 5.19 (11'6" x 17'0")

A stylish and functional space, the kitchen diner features tiled flooring, light grey kitchen cabinets, and a striking dark stone worktop. The floating mantle with an empty fireplace offers flexibility for design, while the black-tiled splashback adds modern flair. Downlights illuminate the area, and the breakfast bar provides additional seating. With space for a tall fridge-freezer and easy access to the side of the property through a door, this room blends practical living with style. The large window overlooks the garden, completing the room's sense of openness.

## Sun Room

3.00 x 2.59 (9'10" x 8'5")

A peaceful retreat, the sunroom boasts wood-effect laminate flooring and expansive windows that frame garden views. The panelled ceiling adds architectural interest, while the drop-down light fixture provides a soft ambiance. Twin glass doors lead to the kitchen, and the radiator ensures year-round comfort.

## Landing

2.47 x 0.95 (8'1" x 3'1")

A continuation of the wood-effect laminate flooring extends across the landing, which is illuminated by a drop-down light fixture. A window to the side of the property provides natural light, while the landing offers access to the bathroom and bedrooms 1, 2, and 4. A set of wooden stairs leads to the third bedroom, completing the home's elegant flow.



## Master Bedroom

3.94 x 3.17 (12'11" x 10'4")

The master bedroom features wood-effect laminate flooring and built-in storage cupboards for added convenience. A bay window to the front fills the room with natural light, while wall-mounted lights add a touch of sophistication. TV mount cables are already in place, ensuring easy installation of your media setup, and the radiator ensures comfort year-round.

## Bedroom 2

3.49 x 2.55 (11'5" x 8'4")

With wood-effect laminate flooring and a window overlooking the garden, this spacious room is both practical and stylish. Wall paneling adds texture, while built-in storage with shelving offers plenty of space for your belongings. A radiator ensures the room remains cosy throughout the seasons.

## Bedroom 4

2.39 x 1.91 (7'10" x 6'3")

This versatile room, with wood-effect laminate flooring, can serve as a fourth bedroom, dressing room, or utility space. A window to the front and a built-in wardrobe provide ample storage, while a radiator ensures comfort. Its flexible design allows it to adapt to your needs.

## Bathroom

2.33 x 1.83 (7'7" x 6'0")

A serene bathroom featuring tile-effect vinyl flooring and tiled walls creates a tranquil space. The bath, toilet, and standing shower offer both convenience and comfort. A sink with wooden storage drawers provides practical storage, and the chrome towel point adds a touch of luxury. Downlights and an extractor fan enhance the functionality, while an obscure window to the rear offers privacy.

## Bedroom 3

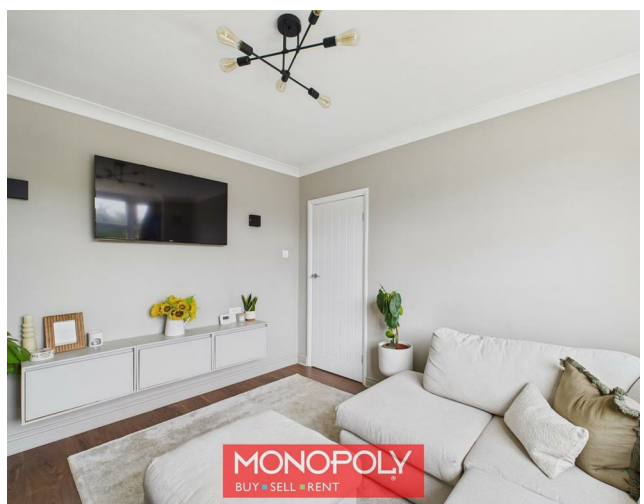
3.14 x 4.70 (10'3" x 15'5")

Nestled in the roof space, this charming room features a Velux window that invites natural light and a window to the side of the property. A second side window alongside the door provides additional light and ventilation. With wood-effect laminate flooring, built-in storage, and access to the eaves, this room is both practical and full of character.

## Garden

The garden offers a peaceful retreat with a lush grass lawn bordered by brick walls and panelled fencing. A paved patio area with steps leads up to the lawn, creating a seamless flow for outdoor living. A gravel path to the side of the property leads to the front, where a garden shed and a raised wooden seating area provide additional outdoor storage and relaxation space. The brick-built BBQ offers the perfect spot for alfresco dining.

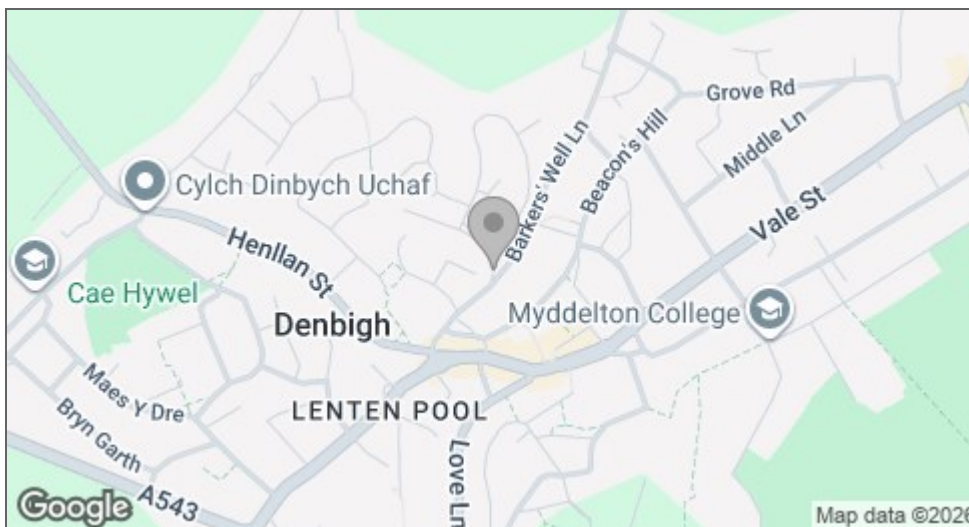












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			74
		62	
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (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			
(55-68) 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.

