



Llys Gwydyr, Denbigh LL16 3ET

£259,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this Spacious four-bedroom home that offers comfortable and modern living in a highly sought-after location. Featuring a spacious lounge perfect for relaxing or entertaining, and a generous garden ideal for families or outdoor dining, the property is designed with both practicality and lifestyle in mind. Situated in an excellent school catchment zone, it's perfect for families prioritising education. Additionally, its convenient location puts you close to local amenities and excellent transport links, making daily life easy and connected.

- Spacious 4 Bedroom End Terrace
- Off Road Parking
- Sought-After School Catchment Zone
- Generous Garden Space
- Local Amenities Nearby
- Excellent Transport Links
- EPC: C
- Council Tax Band: C
- Freehold



Front Garden

A charming approach featuring a block-paved path bordered by decorative gravel. A knee-height wall elegantly defines the boundary, complemented by low-level foliage lining the base of the house.

Entry Hallway

3.31 x 1.13 (10'10" x 3'8")

Welcoming space with wood-effect laminate flooring, coved ceilings, and immediate access to the lounge, WC, and carpeted staircase. Fitted with an intruder alarm system.

Lounge

6.18 x 3.34 (20'3" x 10'11")

Spacious and stylish with wood-effect laminate flooring and a modern inset gas fireplace. Features include a TV alcove, two radiators, and twin wooden doors leading to the kitchen diner. Dual-aspect windows and under-stairs storage add practicality and charm.

Kitchen Diner

2.70 x 4.58 (8'10" x 15'0")

A contemporary open-plan space with sleek dark tiled flooring, white cabinetry, and a crisp white worktop. Equipped with a black matte sink, modern extractor, gas hob, oven, and under-counter appliance space. French doors open to the garden, while a large window frames the outdoor view.

WC

1.95 x 0.89 (6'4" x 2'11")

Conveniently located with a toilet, sink, and a front-facing, obscure window for natural light and ventilation.

First Floor Landing

3.04 x 1.15 (9'11" x 3'9")

Bright and carpeted with a painted wooden bannister, radiator, and access to the master bedroom, second bedroom, and airing cupboard.

Master Bedroom

4.50 x 4.59 (14'9" x 15'0")

A generous double room with twin windows and radiators beneath each. Finished with coved ceilings and soft carpeting for a cozy feel.

En Suite

1.64 x 1.62 (5'4" x 5'3")

Convenient and functional with a tiled shower enclosure and folding glass door, sink with splashback, WC, radiator, and an obscure window. Downlights and extractor fan complete the space.

Bedroom Three

2.76 x 4.56 (9'0" x 14'11")

Comfortable double bedroom with a radiator and a double-glazed window overlooking the surroundings.



Second Floor Landing

3.03 x 1.08 (9'11" x 3'6")

Carpeted with loft access and a boiler cupboard. Leads to remaining bedrooms and family bathroom.

Bedroom Two

3.26 x 4.58 (10'8" x 15'0")

A spacious carpeted double with sloped ceilings, Velux windows, and built-in storage—perfect as a stylish retreat or children's room.

Bedroom Four

2.77 x 4.56 (9'1" x 14'11")

A cozy double room with two Velux windows, sloped ceiling, and a radiator—ideal as a guest room or home office.

Bathroom

2.27 x 2.52 (7'5" x 8'3")

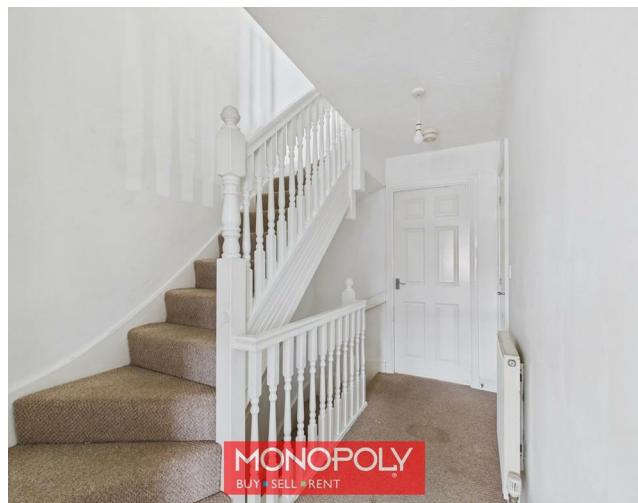
Well-appointed with partially tiled walls, a bath and shower unit with a glass screen, toilet, sink, radiator, extractor fan, and an obscure window for privacy. Finished with downlights.

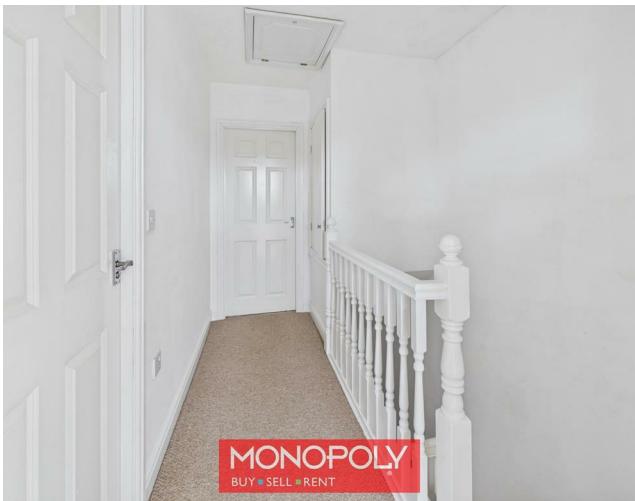
Garden

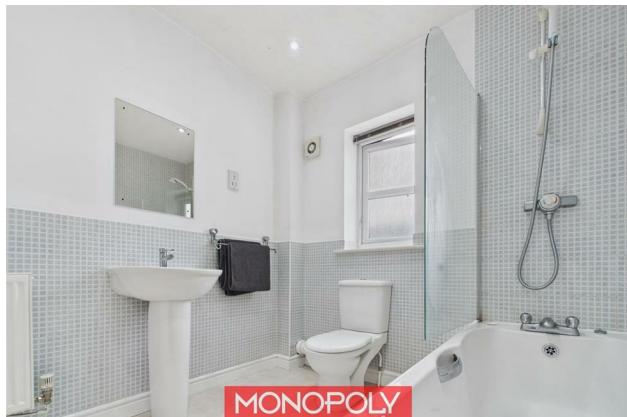
Well-maintained lawn enclosed by wooden panel fencing and brick walls. Features two block-paved patio areas, side gate access, foundations for a shed and bin store, and two mature trees for added privacy and shade. The side gate leads to private parking located behind the property.







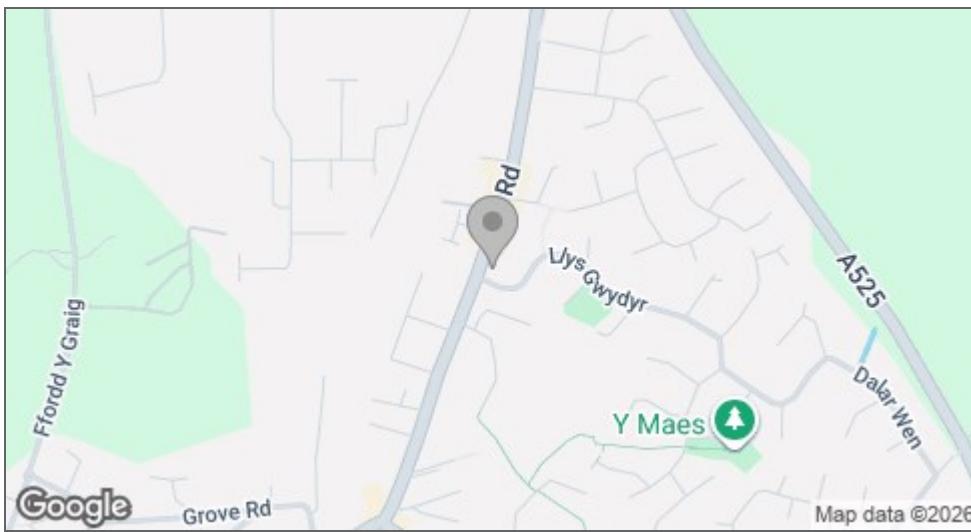




MONOPOLY
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating			
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.

