



## Glasfryn, Henllan, Denbigh LL16 5AQ

**£265,000**

Monopoly Buy Sell Rent are pleased to offer for sale this well-maintained three-bedroom bungalow, tucked away in a peaceful cul-de-sac setting in the sought-after village of Henllan. Offering comfortable single-storey living, the property benefits from a spacious lounge, an open-plan kitchen and dining area, fitted bedroom storage, a practical shower room, driveway parking, and a garage. Outside, the home enjoys a private enclosed garden designed for ease of maintenance, while being ideally positioned within walking distance of the local school and park. This is a superb home for those seeking a quiet village location with everyday amenities close at hand.

- Freehold
- EPC E
- Council Tax Band D
- Three Bedroom Bungalow
- Open Plan Kitchen Diner
- Built in Bedroom Storage
- Low Maintenance Garden
- Peaceful Cul De Sac Setting
- Off Road Parking and Garage



## Driveway

A concrete driveway leads to the garage and includes handrails together with a raised platform providing space for bins or additional parking. A stone wall borders the front of the property and forms attractive raised flower beds, while a small lawn separates the pathway to the house from the pavement.

## Lounge

5.38 x 3.37 (17'7" x 11'0")

A comfortable and inviting reception room featuring engineered oak flooring, two radiators, and a speckled stone fire surround with a wooden mantel and electric fireplace, creating an attractive focal point.

## Kitchen

2.73 x 6.53 (8'11" x 21'5")

Fitted with tiled flooring, mid-grey cabinetry, tiled splashbacks, and a stainless steel sink with drainer and mixer tap, the kitchen is both practical and well laid out. There is an eye-level oven, a four-burner hob with concealed extractor hood, space for under-counter white goods, two radiators, and a double-glazed window overlooking the rear. Obscure glazed doors provide access to either side of the garden, while a large opening connects seamlessly to the dining room.

## Dining Room

2.73 x 3.70 (8'11" x 12'1")

Open to the kitchen, the dining room is finished with engineered oak flooring and coving, creating a smart and cohesive feel. A radiator and internal window to the kitchen add to the practicality of the space.

## Master Bedroom

3.59 x 3.18 (11'9" x 10'5")

A spacious double bedroom with engineered oak flooring, a radiator with shelf above, a double glazed rear window, and built-in wood effect wardrobes.

## Bedroom 2

3.57 x 2.86 (11'8" x 9'4")

A further double bedroom fitted with engineered oak flooring, radiator, double glazed rear window, and built-in wardrobe.

## Bedroom 3

3.51 x 1.92 (11'6" x 6'3")

Finished with engineered oak flooring, the third bedroom includes a radiator, built-in wardrobe, and double glazed window to the front elevation.

## Bathroom

1.66 x 2.70 (5'5" x 8'10")

Appointed with tiled flooring and fully tiled walls, the bathroom comprises a WC, wash hand basin, and a long shower tray with electric shower and glass enclosure. Three obscure double glazed windows to the front provide natural light while maintaining privacy.



## Garden

The private, enclosed rear garden has been arranged for ease of maintenance and everyday use, with a slab-paved patio, a spinning clothes rail, and a concrete pathway running around the bungalow. There is a greenhouse set on a concrete base, a small raised lawn, and a barked area beyond, all enclosed by timber panel fencing. Additional features include an exterior tap with fitted hose, a locked wooden gate providing side access, and an oil tank positioned on a raised concrete platform. Mature foliage to the front helps provide a good degree of privacy; the property is not overlooked.

## Garage

5.68 x 3.26 (18'7" x 10'8")

A useful garage accessible via an internal door in the kitchen, with concrete flooring and breeze block walls, offering excellent storage or workshop potential. The space is finished with exposed timber rafters and fitted workshop-style cabinetry to the rear, making it ideal for practical use.

## Important Information

**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.

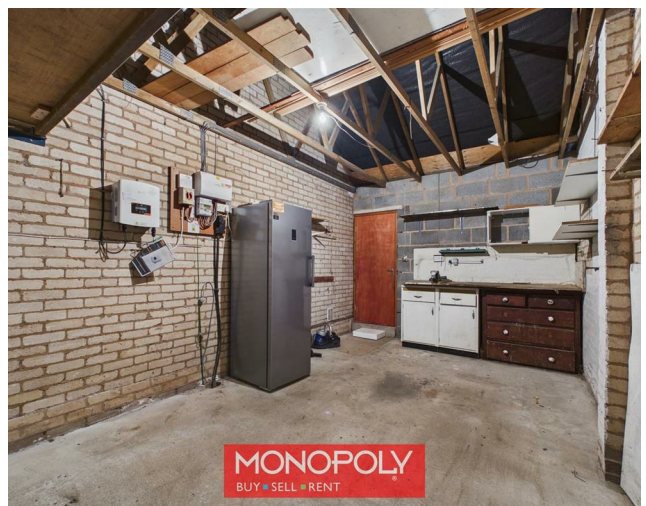
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure 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 details must therefore be taken as a guide only.

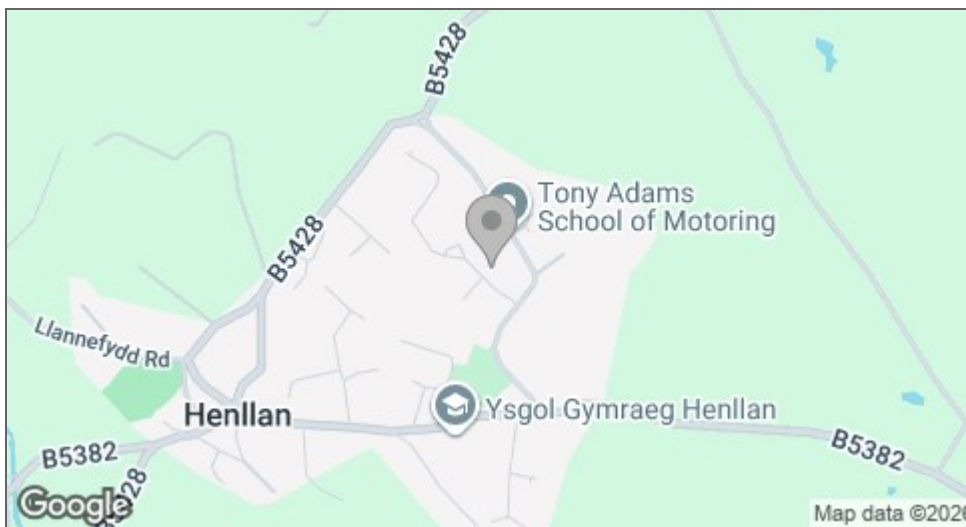
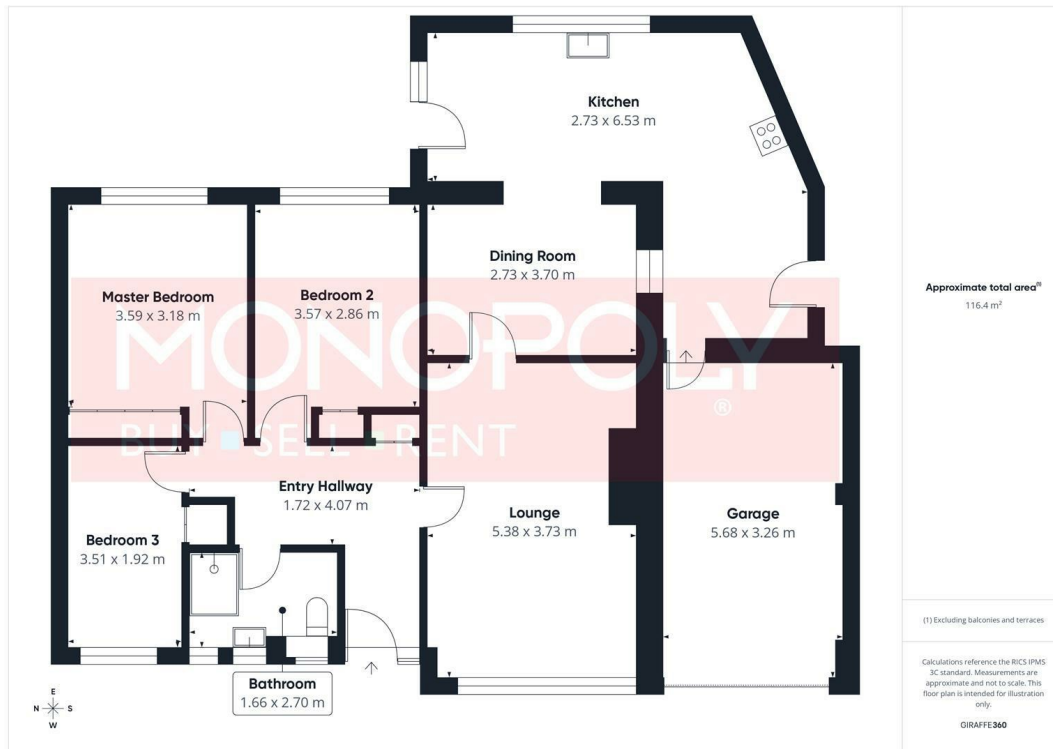












Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	53
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	66
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
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