



MONOPOLY®
BUY ■ SELL ■ RENT

Ffordd Colomendy, Denbigh LL16 5UT

£225,000

Located in the historic town of Denbigh near excellent schools and within walking distance of all local amenities, this home offers plenty of living and outdoor space for a family which is conveniently located in a popular area. A detached three-bedroom house comprising a porch, hall, open plan living room, dining area, kitchen, conservatory, and a rear porch, with two double bedrooms, a single bedroom, and a family bathroom. Added benefits of uPVC double glazing and gas central heating throughout. Externally the property offers ample off-street parking with a single garage and decent sized gardens to the front and rear.

A MUST VIEW FOR FAMILIES LOOKING TO LIVE IN THE HEART OF DENBIGH!

- Detached 3 Bedroom House
- Convenient for local schools
- Garage and Off Road Parking
- Freehold Property
- Close to all Local Amenities
- Dining Room & Conservatory
- Generous Fully Enclosed Garden
- Council Tax Band D



Porch

Useful uPVC built front porch with a white front door and windows, wood effect laminate flooring, lights, and a timber glazed door leading you into the hall.

Hall

With wood effect laminate flooring, radiator, and space to keep your shoes and coats. Carpeted stairs lead you up to the first floor and a door leads you into the living room.

Living Room

Open plan living room with a large leaded window overlooking the front of the property, wood effect laminate flooring a stone built fireplace with space for a gas fire, coved ceiling, radiator and an open arch leading you into the dining room.

Dining room

The laminate wood flooring continues through into the dining room with coved ceiling, radiator, and plenty of space for a dining table. A panelled door leads you into the kitchen and French doors into the conservatory.

Kitchen

Fitted with a range of units with woodblock effect worktops, stainless steel sink and tiled splashbacks with space for electric cooker having a stainless-steel hood above, also space for washing machine/dishwasher. Housing the Ideal gas boiler with a useful understairs storage cupboard, radiator, wood effect laminate flooring, a uPVC double glazed window overlooks the rear garden, and a door leads you into the rear porch.

Conservatory

Wooden framed and glazed built lean-to conservatory with polycarbonate roofing and a timber door leading you out to the rear garden with wood effect laminate flooring, and a radiator. Offers addition living space, currently used as a playroom.

Rear porch

Useful uPVC built rear porch with corrugated plastic roof having power and lights with a white external door and windows, wood effect laminate flooring, and a timber pedestrian door leading you into the garage.

Landing

Carpeted landing with lights coming from the small side window with panelled doors lead you to all rooms, cupboard housing the water tank, and a hatch with a pull-down ladder gives access to the part boarded attic.

Master Bedroom

A sizable double bedroom with a large uPVC double glazed window overlooking the front of the property enjoying views of the Clwydian Range with carpeted flooring, radiator and space for storage cupboards.



Bedroom 2

A good-sized double bedroom with uPVC double glazed window overlooking the rear garden with radiator, carpeted flooring and space for storage cupboards.

Bedroom 3

Carpeted single bedroom with a radiator and a double-glazed window overlooking the front of the property enjoying views of the Clwydian hills.

Bathroom

Fitted with a modern white three-piece suite comprising a panelled bath with electric shower over, pedestal sink and low flush WC. Fully tiled walls, wood effect vinyl flooring, radiator and a double-glazed window with privacy glazing.

Front Garden

To the front of the property is a tarmac driveway with off-road parking for two vehicles with an additional slate chipped area providing additional parking spaces with panelled fencing, mature shrubs and a covered pathway leads you down the side of the property to the rear garden.

Rear Garden

A well enclosed rear garden with panelled fencing with a considerable lawn area having a variety of mature shrubs and trees with a paved patio area which is partly fenced-off for the dogs, and a barked area where the children play safely. A side gate with a covered path leads you back to the front of the property.

Garage

Single garage with up and over door, power points and lights, currently used as storage.





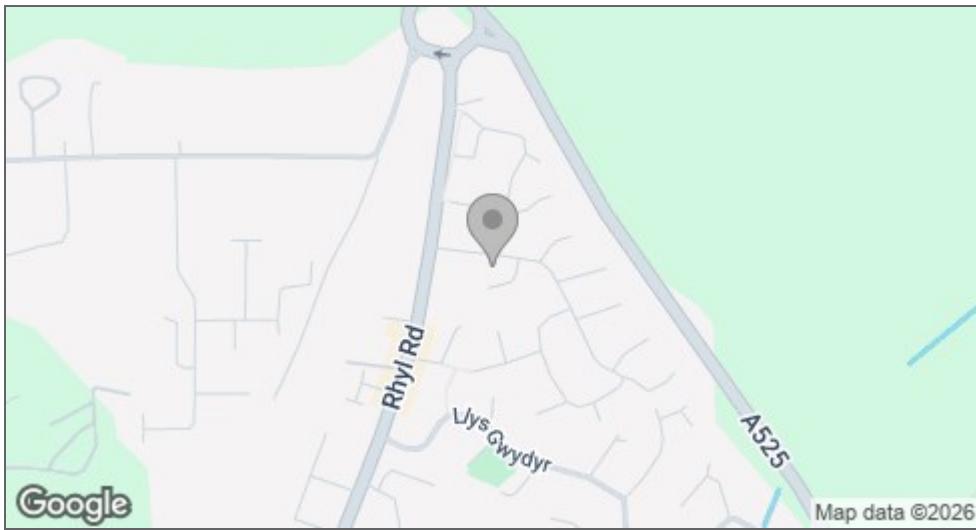
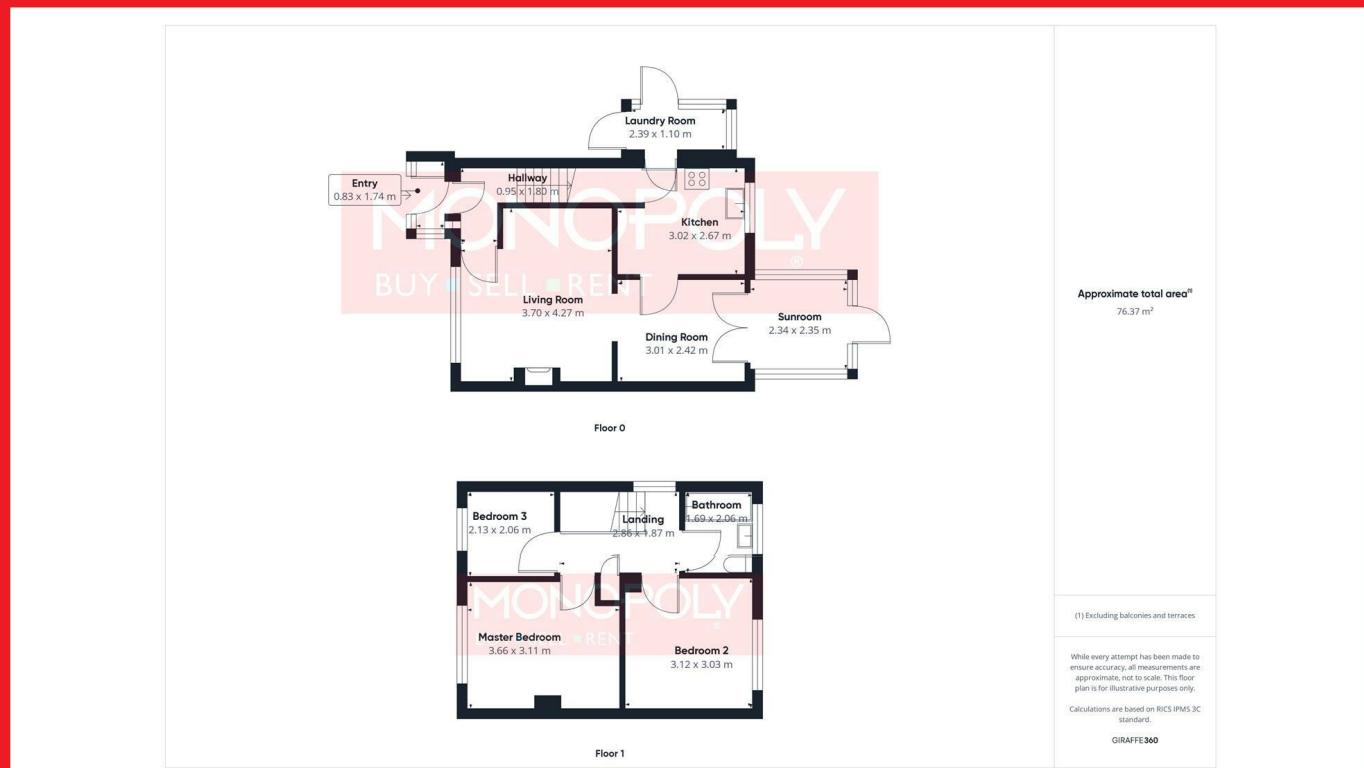


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		52
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus)			
(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.

