



Upper Denbigh Road, St. Asaph LL17 0BG £310,000

Monopoly Buy Sell Rent is pleased to offer for sale this immaculately presented detached bungalow finished to a high standard and offers versatile and stylish living in a sought-after location close to both Denbigh and St. Asaph. The home features three bedrooms, a modern fitted bathroom, and a spacious open-plan kitchen diner with bi-fold doors opening out to a private, sunny rear garden. Externally, the property boasts a summerhouse, workshop, and garage, along with a driveway providing ample off-road parking. Set within a peaceful and convenient setting, this freehold property falls under Council Tax Band E.

- Well Presented Detached Bungalow
- Open Plan Kitchen Diner with Bi-Fold Doors
- Summerhouse, Workshop & Garage
- Conveniently Positioned by Denbigh & St. Asaph
- Three Bedrooms, Modern Fitted Bathroom
- Sunny Aspect, Private & Enclosed Rear Garden
- Driveway Providing Ample Off-Road Parking
- Council Tax Band E; Freehold Property



Open Porch

A useful open porch with slate tiled flooring, a smart home doorbell, and a composite white front door with decorative glazing leads to the hallway.

Hallway

Bright and spacious hallway with a waterproof laminate wood floor, coved ceilings, a radiator, and panelled doors to all rooms. A hatch with a pull-down ladder gives access to a partly boarded loft.

Lounge

This good-sized lounge is carpeted and boasts a large double-glazed window framing open countryside views. A central fireplace with a stunning marble surround houses a gas fire, complemented by coved ceilings, a radiator, and wall lights for a warm and cosy feel.

Kitchen Diner

The flooring continues seamlessly from the hallway to this bright dual-aspect kitchen diner fitted with a sleek light grey gloss range of units, white speckled worktops, and a composite sink. Includes an under-counter fridge, eye-level electric oven, built-in microwave, vertical radiator, and a cupboard houses the Worcester combi boiler. Downlights and a PVC ceiling complete this stylish and practical space. The open-plan layout allows space for a dining table, and a bi-fold door leads/ opens out to the rear garden.

Master Bedroom

A spacious double bedroom with carpeted flooring and a double-glazed window overlooks the front of the property, enjoying open views. Features include a picture rail and ample space for storage cupboards.

Bedroom 2

A comfortable double bedroom, carpeted with space for storage cupboards. It includes a rear-facing double-glazed window with a plastic sill and a radiator.

Bedroom 3

Currently used as an office, this single bedroom is carpeted with a double-glazed window having a radiator beneath, overlooking the rear garden.

Bathroom

The stylish bathroom features a three-piece white suite comprising a deep bath with electric shower and screen, low flush WC, and a vanity unit with sink and swan head mixer tap. Finished with fully PVC panelled walls and ceiling, wood-effect flooring, a heated towel rail, and downlights, it also includes a privacy-glazed rear window and wall-mounted mirrored cabinet.

Garage

The property benefits from a single detached garage with a concrete floor and automatic roller door, offering secure off-road parking or storage. It also includes a practical utility area with power, lighting, water supply for a washing machine, and a pedestrian door leading to the rear garden.



Workshop

The property includes a practical prefab workshop, accessed via a secure metal door with lighting and power, ideal for DIY projects, hobbies, or additional storage.

Summer House

A charming timber-built summerhouse sits within the garden, complete with power sockets and lighting—perfect for use as a relaxing retreat, hobby room, or home office.

Rear Garden

The rear garden enjoys a sunny aspect and has been thoughtfully landscaped with a neat lawn, block-paved areas, and well-stocked borders filled with colourful perennials and golden gravel accents. Enclosed by panelled fencing, it offers a private and secure outdoor space, complete with a vegetable patch, and a covered side drying area. Gated access and a uPVC door lead conveniently to the front of the property.

Front Garden

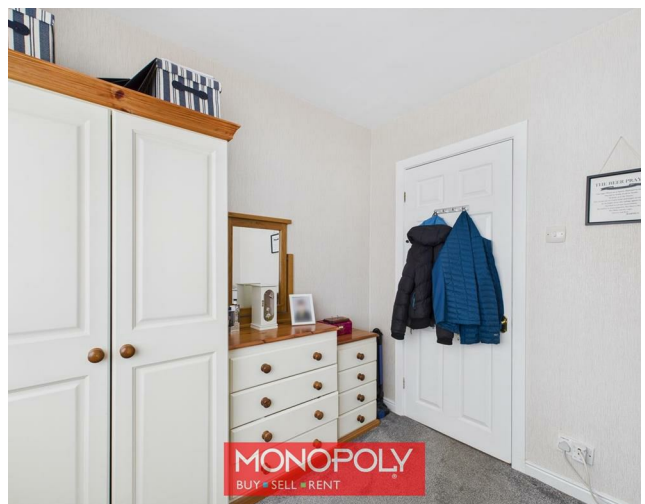
The front garden is approached through elegant wrought iron gates, opening onto a generous tarmac driveway with parking for four or more vehicles and access to the detached garage. A well-maintained lawn is framed by neat, colourful borders and golden gravel, creating a welcoming and attractive entrance to the property.

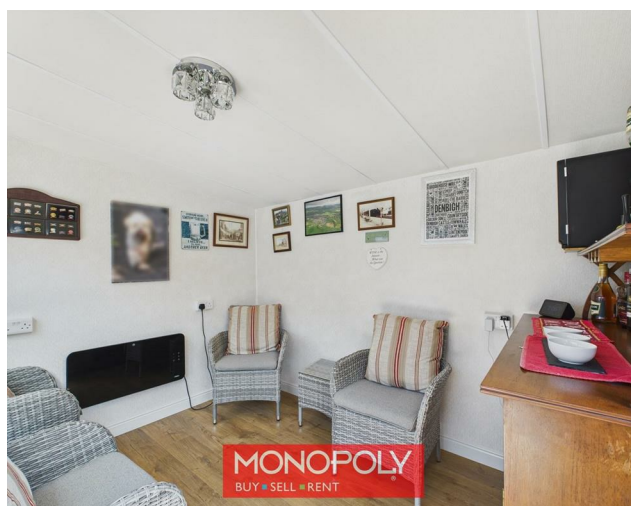
Additional Information

The property benefits from a Worcester combi boiler installed approximately five years ago, ensuring efficient heating and reliability. All windows were replaced around two years ago, offering enhanced insulation and security. For added peace of mind, the existing safety camera system will remain with the property and the smart doorbell.

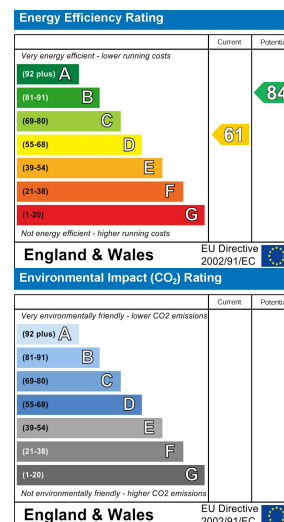
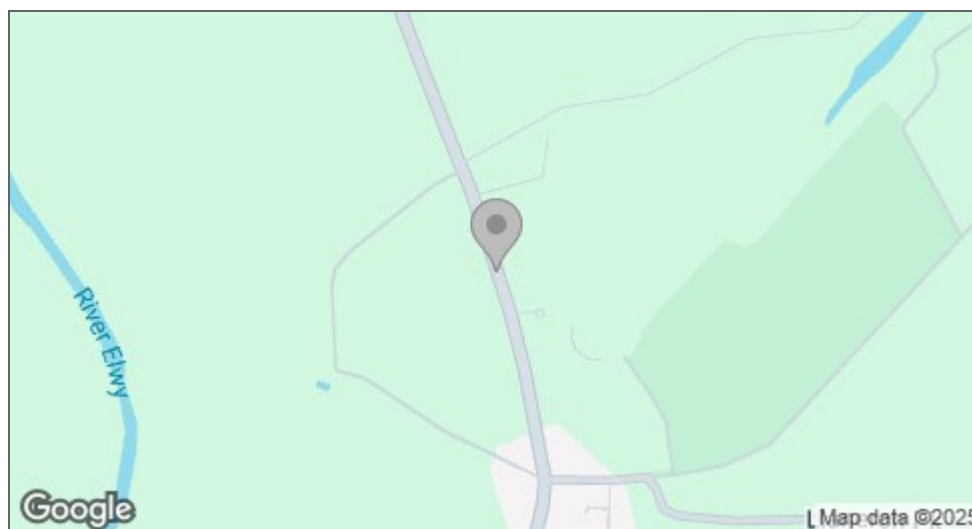
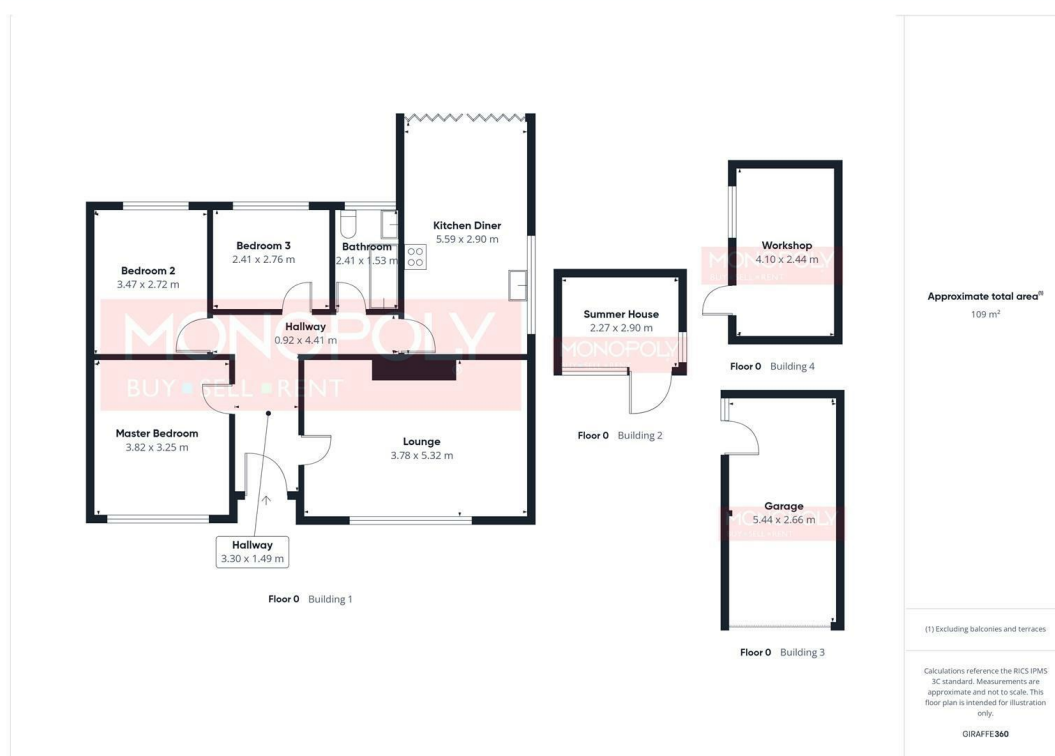












MONEY LAUNDERING REGULATIONS 2003

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.

