



## Y Maes, Denbigh LL16 3JR

**£308,500**

Monopoly Buy Sell Rent are delighted to offer for sale this fabulous 4-bedroom detached family home, located on a popular residential estate in lower Denbigh, ideally placed and approx. 5min walk to good schools, the leisure centre, countryside walks with good road links. This home offers a modern and light living accommodation which is well presented and appointed throughout and briefly comprises of an open storm porch, a welcoming hallway, a lounge with central fireplace, an open plan kitchen diner, and a downstairs WC. On the first floor of this family home, you will find the master bedroom with an ensuite shower room, three further bedrooms and the family bathroom. Outside there is a garden to the front of the property with a driveway which provides off road parking for two vehicles and leads to the single integrated garage. A south facing enclosed rear garden with a paved patio area, a lawn area, and an area for you hot tub. A FABULOUS FAMILY HOME IN A GREAT LOCATION!

- Four Bedroom Detached Family Home
- Close to all Local Amenities
- Driveway and Integral Garage
- Freehold Property
- Nearby Local Primary Schools
- Open Plan Kitchen Diner
- South Facing Rear Garden
- Council Tax Band D



## Hallway

A lengthy hallway with beautiful porcelain tiled flooring having stairs leading you up to the first floor, a solid oak door opens into the lounge and a glazed oak door into the kitchen diner with a radiator and an understairs WC.

## Downstairs W.C.

The tiled flooring continues through into this useful WC with a vanity unit having a small sink above, low flush WC, extractor fan and a chrome towel rail.

## Lounge

A comfortable lounge with a central feature stone effect fireplace housing a gas living flame fire with a bay window overlooking the front of the property with wood effect LVT vinyl flooring, coved ceiling, radiator, wall lights and solid oak bi-fold doors leading you into the kitchen diner.

## Kitchen Diner

Fitted with a contemporary range of high gloss cream coloured units with wood effect worktops having a black composite sink with a swan head mixer tap and a double glazed window above looking over the rear garden, integrated eye-level electric cooker and grill, gas hob with a stainless steel extractor fan above, decorative tiled splashbacks, space for white goods and useful breakfast bar with space for a large dining table, shaker style wood panelling on one wall, coved ceiling, porcelain tiled flooring a door leads you into the garage and sliding patio doors gives access to the rear garden.

## Landing

Carpeted spindled staircase leads you up to this spacious landing with a roof hatch accessing the loft, and panelled doors leading you to all rooms.

## Master Bedroom

A spacious double bedroom with wood laminate flooring and a uPVC double glazed window overlooking the rear of the property enjoying views of the Clwydian Range, with a large built-in wardrobe having mirrored sliding doors, shaker style wall panelling, radiator and a door leading you into the en-suite.

## Master En Suite

Fitted with a modern white three-piece suite comprising a low flush WC, corner shower unit with sliding doors and a thermostatic shower, vanity unit with sink above with part tiled walls, tiled splashback, chrome heated towel rail and a uPVC double glazed window with privacy glazing overlooking the front of the property.

## Bedroom 2

A good-sized double bedroom with a fitted wardrobe having mirrored sliding doors, wood effect flooring, radiator and a uPVC double glazed window overlooking the front of the property.

## Bedroom 3

Carpeted bedroom with a double-glazed window overlooking the rear of the property enjoying a views of Moel Famau and the Clwydian Range with a radiator and space for storage cupboards.



### **Bedroom 4**

A single bedroom currently used as an office with carpeted flooring, a radiator, and a double-glazed window overlooking the rear of the property.

### **Bathroom**

Fitted with a white three-piece suite comprising a bath with a bath shower mixer tap and shower screen, shell shaped pedestal sink, low flush WC, radiator, airing cupboard over stairs with part tiled walls, vinyl flooring and a uPVC privacy glazed window overlooking the front of the property.

### **Garage**

Single integral garage with pedestrian door to the rear garden and an internal door into the kitchen. Housing the gas combi boiler with wood effect flooring, currently used as a utility and storage room with an up & over door.

### **Front Garden**

A tarmacked driveway provides parking for two vehicles with a front lawn area having a mature tree and shrubs with a timber gate giving access to the rear garden.

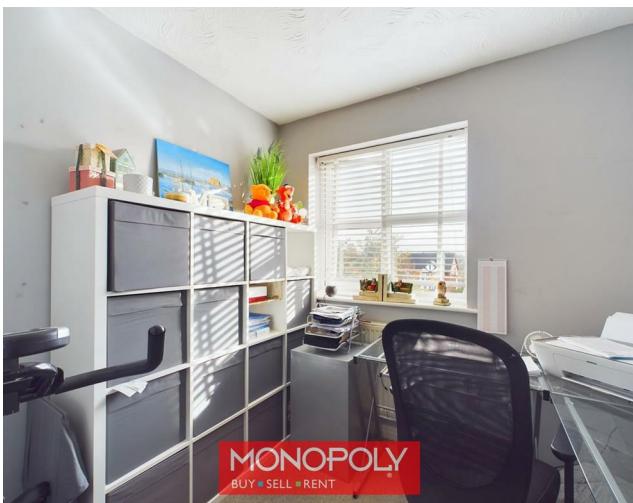
### **Rear Garden**

A South facing rear garden enjoying the sunrise, sunset and everything else in between! With a paved patio area, a lawn area with shrubs & tree borders and raised planters, a fabulous area for your hot tub (hot tub not included), access down the side to a timber gate, all bounded by panelled fencing.







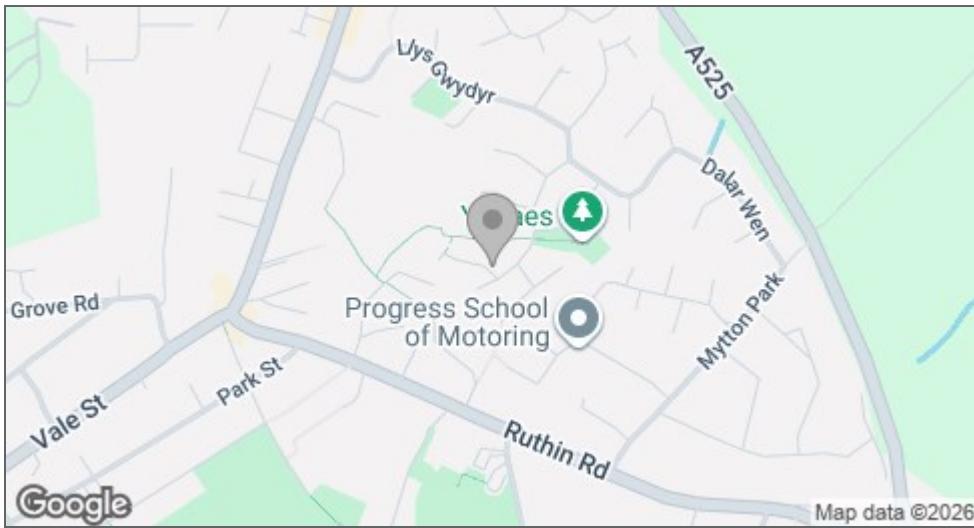
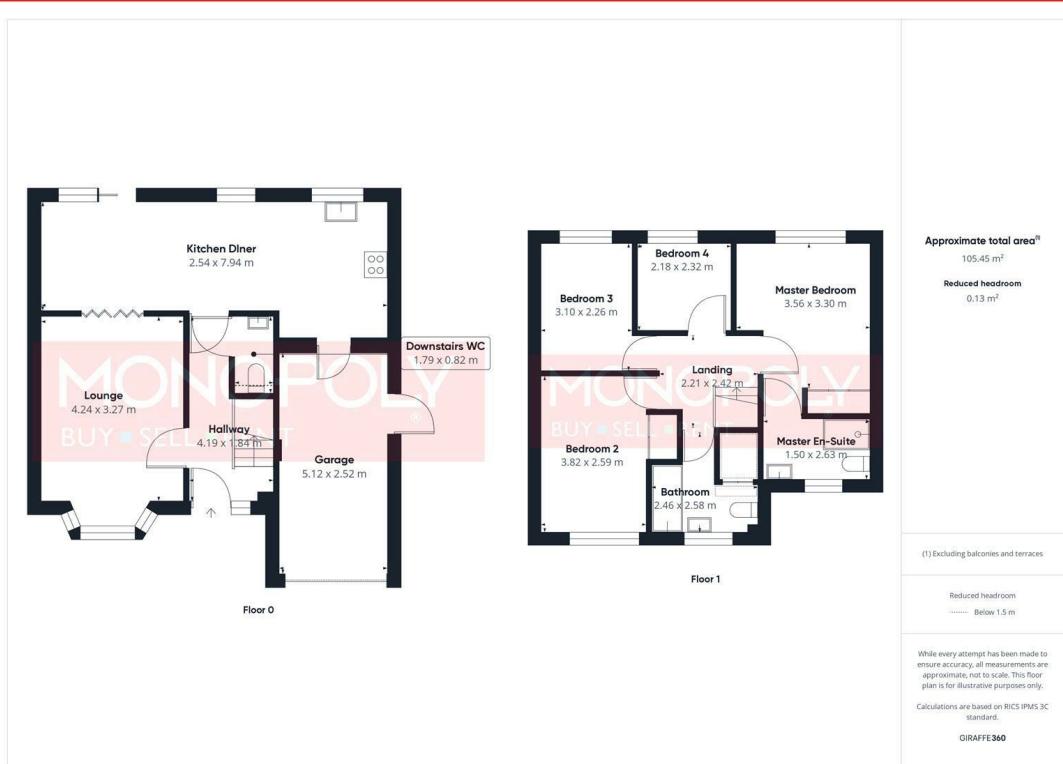


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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.

