



Bryn Onnen, Denbigh LL16 3PJ

£175,000

Monopoly Buy Sell Rent is pleased to offer for sale this well-presented semi-detached bungalow enjoying an elevated position with spectacular views over the Clwydian Range and Denbigh Castle. The property benefits from an entrance hall, a comfortable lounge, a modern fitted kitchen, two generously sized double bedrooms and a contemporary fitted bathroom. A driveway provides off-road parking for two vehicles, and the detached garage benefits from power and lighting, ideal for storage or workshop use with a front garden and a south-facing rear garden which is private, enclosed, and enjoys spectacular views. A charming home that combines practicality with picturesque living.

- Well Presented Semi Detached Bungalow
- Driveway Providing Parking for 2 Vehicles
- Private and Enclosed Rear Garden
- Freehold Property
- Elevated Position with Spectacular Views
- Two Good-Sized Double Bedrooms
- Detached Garage with Power & Lights
- Council Tax Band C



Entrance Hall

A brown UPVC front door opens into this practical space with room to hang your coats and keep your shoes having Karndean flooring, a small radiator and a door opens into the lounge

Lounge

A bright and comfortable living with coved ceiling, Karndean flooring and a large UPVC double-glazed window with diamond leading overlooking the front of the property with a radiator beneath, doors lead you into the kitchen and inner hall.

Kitchen Diner

Stylish and functional kitchen fitted with a range of modern off-white gloss units having dark wood-effect laminate worktops, and a stainless-steel sink with mixer tap. Equipped with an electric oven, induction hob with extractor fan above, an integrated under-counter fridge, with tiled splashbacks, space for a freezer and dining table with Karndean flooring, a PVC ceiling with downlights, small radiator, a door opens into the lounge and an external door onto the side driveway.

Inner Hall

The Karndean flooring runs through to the inner hallway with a built-in cupboard housing a washer dryer, a hatch gives access to the loft, where the combi boiler is located.

Master Bedroom

A light and bright double bedroom with large French patio doors opening out onto the rear decking, flooding the room with natural light and enjoying stunning views of Moel Famau with Karndean flooring, a tall vertical radiator and space for storage cupboards.

Bedroom 2

A spacious double bedroom with ample space for storage cupboards having Karndean flooring,

coved ceiling, tall vertical radiator, and double-glazed window overlooking the rear garden.

Bathroom

Modern and well-appointed, featuring a three-piece suite including a low flush WC, vanity unit with a stylish round sink and mixer tap, and a walk-in thermostatic shower with a large rainfall head and separate handheld shower. Finished with Karndean flooring, wall mounted tall storage cupboard, fully panelled PVC walls and ceiling with integrated downlights and a double privacy glazed window overlooking the side of the property.

Garage

A versatile space with concrete flooring, power and lighting, up-and-over door, workbench, window, and pedestrian access – ideal for storage or workshop use.

Front Garden

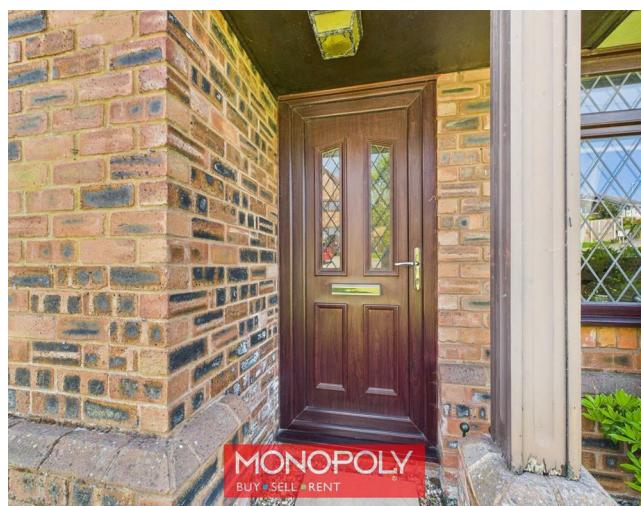
A concrete driveway offers parking for two vehicles with a small front lawn, and a gravelled path with stepping stones leading to the storm porch and front door. Access to the rear garden available via a timber gate.

Rear Garden

A generous and private outdoor space, south-facing and fully enclosed with panelled fencing. Enjoy two decking areas, a lawn, mature trees, and established perennials – all with breathtaking elevated views over Moel Famau, the Clwydian Range, and Denbigh Castle. Rear access to the garage included.





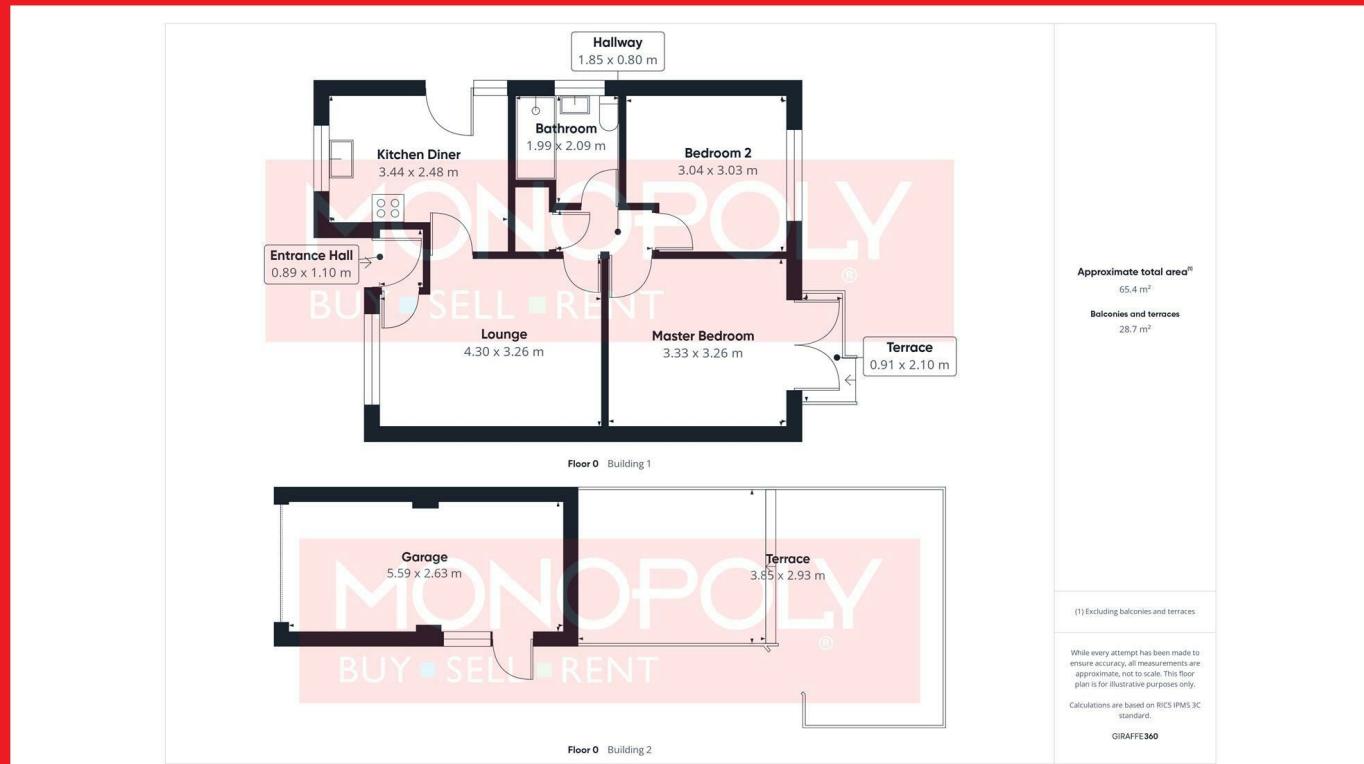


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01745 770575
denbighshire@monopolybuysellrent.co.uk
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | | 71 |
| (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 | | | |
| | | 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.

