



## Bro Lleweni, Bodfari, Denbigh LL16 4BQ £349,950

Monopoly Buy Sell Rent is pleased to offer for sale with NO ONWARD CHAIN this well-proportioned three-bedroom detached bungalow, situated in a quiet cul-de-sac setting within the quaint village of Aberwheeler, Denbighshire which sits near the western side of the Vale of Clwyd. Offering spacious and versatile accommodation throughout, the property benefits from three double bedrooms, a generous living room with gas fire, separate dining room, useful utility, and both a family bathroom and en suite to the master bedroom. Externally, the home enjoys a stone frontage with a tarmac driveway leading to the garage, ample off-road parking, and private, easy-to-maintain gardens wrapping around the property with three timber sheds, having pleasant open views towards the Clwydian Range.

- Detached Bungalow
- Quiet Cul-De-Sac Setting
- Village Location
- No Onward Chain
- 3 Double Bedrooms
- Ample Driveway Parking
- Private Enclosed Gardens
- Council Tax Band F



## Entrance Hall

A welcoming entrance space fitted with wood-effect vinyl flooring and a radiator, with an attractive front door and side panel allowing in natural light. A glazed internal door opens through to the main hallway.

## Hallway

An L-shaped hallway that provides access to the majority of the rooms and offers a practical, central flow through the home. Finished with carpeting, it also benefits from a cloaks cupboard, airing cupboard, radiator, and a hatch gives access to the loft.

## Kitchen

Fitted with a range of pine-effect units complemented by black granite-effect worktops and tiled splashbacks. It includes an electric oven, induction hob with extractor above, integrated dishwasher, under-counter fridge and freezer, and provides convenient access through to both the utility room and dining room.

## Living Room

A spacious and comfortable living room centred around a marble fireplace with hearth and wooden mantel housing a gas fire, creating an attractive focal point with carpeted flooring, radiators and patio doors open directly onto the rear garden, bringing in plenty of natural light.

## Dining Room

A versatile dining room offers ample space for a large dining table, making it ideal for both everyday use and entertaining. Patio doors open out to the garden, while an internal door links neatly back through to the kitchen.

## Utility Room

The utility room follows the same style as the kitchen, with matching units, worktops and tiled splashbacks, together with space for both a washing machine and tumble dryer. An external door with adjoining window provides direct access outside.

## Master Bedroom

A generous double bedroom with a pleasant outlook to the front of the property and ample space for wardrobes and bedroom furniture, with direct access through to the en suite shower room.

## Master En Suite

Fitted with a three-piece suite comprising a WC, pedestal wash hand basin and enclosed shower cubicle with electric shower. The room also includes tiled flooring, tiled splashbacks, a wall-mounted cabinet, radiator and a UPVC privacy window.

## Bedroom 2

A further generous double bedroom positioned to the front of the property, complete with built-in wardrobes and radiator. A light switch conveniently positioned by the bed adds to the room's practicality.



### Bedroom 3

Another double bedroom with built-in wardrobes, carpet flooring and a window overlooking the side of the property. Ideal as a guest room, dressing room or home office.

### Bathroom

Fitted with a four-piece suite comprising a bath with a hand rail, pedestal wash hand basin, WC and corner shower enclosure with thermostatic shower. Finished with tiled flooring, decorative splashbacks, radiator, wall cabinet, mirror, extractor fan and a privacy-glazed window.

### Front Garden and Driveway

A tarmac driveway provides off-road parking for three or four vehicles, leading directly to the garage. The front garden has been designed for ease of maintenance, with mature borders, evergreen hedging and raised planting adding colour and privacy.

### Side Garden

To the side of the property, there is a lawned garden with a timber potting shed, outdoor tap and washing line, together with an oil tank screened by mature hedging. Timber gates lead through to the front and rear garden, and the space enjoys a pleasant outlook towards the Clwydian Range and Moel y Parc.

### Back Garden

A private and enclosed rear garden, mainly laid to lawn, with mature flower borders and established shrubs creating a colourful and well-kept setting. A tarmac pathway, outdoor lighting and timber gates to either side add practicality, while a timber shed with power and lighting provides excellent workshop space.

### Additional Side Garden

To the opposite side of the bungalow is a further useful outdoor area with lawn, pathway, timber storage shed and gated access to the front, all enclosed by panel fencing.

### Garage

The single garage is fitted with an up-and-over door, concrete floor, power and lighting, together with a rear window and pedestrian door opening to the side garden. It also houses the consumer unit and smart meter, making it a practical space for storage, parking or workshop use.





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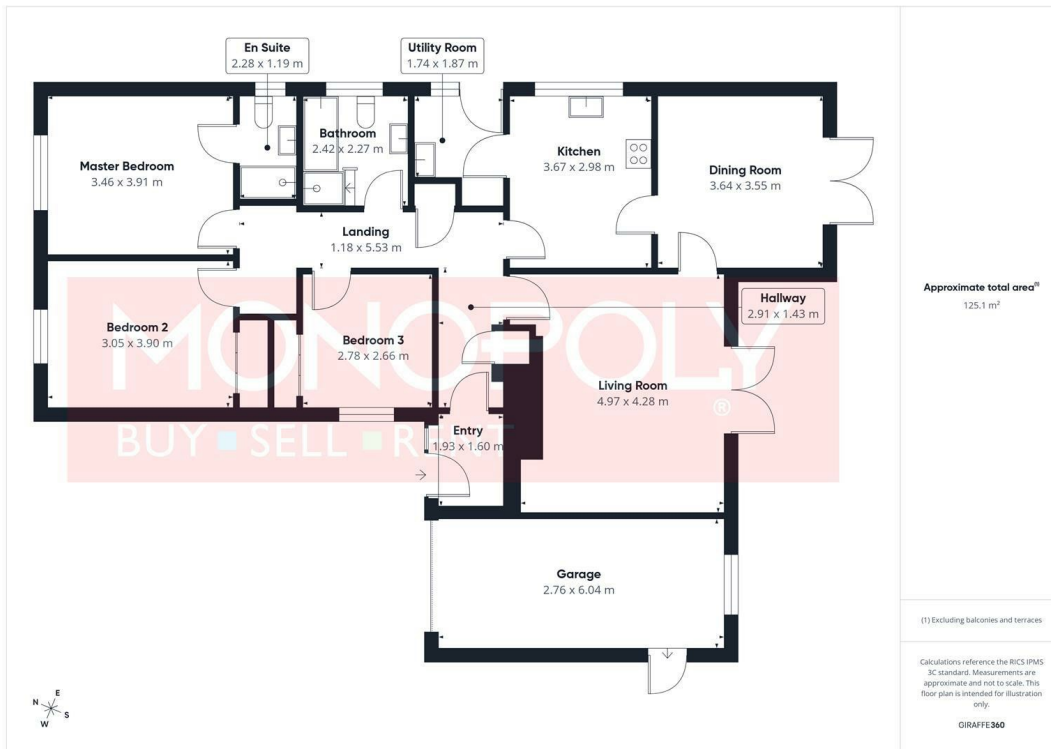
denbighshire@monopolybuysellrent.co.uk

www.monopolybuysellrent.co.uk









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	63
(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		
	Current	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		
(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.

