



Llewelyns Estate, , Denbigh LL16 3NR

£189,950

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented three-bedroom property, located on the popular Llewelyn's Estate in Denbigh. The home offers a practical layout with a welcoming hallway, comfortable lounge and a spacious kitchen diner with room for dining furniture and a small sofa. The accommodation includes three bedrooms, two with built-in storage, plus a family bathroom with bath and overhead shower. The kitchen diner features a characterful tiled fireplace nook, cream cabinetry, butcher-block effect worktops, integrated dishwasher and utility space.

Externally, the property benefits from a front garden, driveway parking to the side and mature foliage. To the rear is an enclosed garden with lawn, slab paved patio, mature borders, tall wooden fencing and access back to the front and driveway.

- Freehold
- EPC TBD
- Council Tax Band C
- Three Bedroom Semi-Detached
- Open Plan Kitchen Diner
- Off Road Parking
- Local Amenities Nearby
- Excellent Transport Links
- Brilliant School Catchment Zone



Driveway & Front Garden

The property is approached via a front garden with grass lawn, concrete pathways and a concrete driveway providing parking to the side of the property. There is space for bin storage, while a brick wall separates the property from the pavement. Mature foliage lines the border, adding greenery and privacy to the frontage.

Entry Hallway

The entry hallway features wood effect kardean flooring and a wooden exterior door with decorative panels. Wooden doors provide access to both the lounge and kitchen diner, while carpeted stairs rise to the first floor, finished with a wooden bannister.

Lounge

The lounge is a comfortable reception room with carpeted flooring, a bay window to the front and a white decorative fire surround creating a central focal point. A wooden door leads back through to the hallway.

Kitchen Diner

The kitchen diner is a spacious and characterful room with wood effect kardean flooring, a bay window to the rear and a decoratively tiled fireplace nook with a floating wooden mantle. There is built-in storage, space for a tall fridge freezer beneath the stairs, a radiator, and ample room for a dining table and chairs in addition to a small sofa.

The kitchen area is fitted with cream cabinetry, butcher-block effect worktops, a ceramic 1.5 sink with draining board and stainless steel tap. There is a freestanding electric oven with four hobs, UPVC backsplash and extractor hood positioned above, under-counter utility space for two white goods appliances and an integrated dishwasher. The room also benefits from double glazed windows to the side and rear, along with a wooden barn door with glass panelling opening to the rear.

Landing

The landing is carpeted and provides access to all bedrooms and the bathroom via wooden doors. A wooden bannister with wrought iron spindles adds character, while an obscure double glazed window looks to the side.

Master Bedroom

The master bedroom is a double room finished with wood effect laminate flooring. It benefits from wooden built-in storage with a central shelf and radiator positioned below, along with a double glazed window to the front.

Bedroom 2

Bedroom two is a further double bedroom with wood effect vinyl flooring, full-length built-in storage, radiator and a double glazed window overlooking the rear.

Bathroom 3

Bedroom three is carpeted and features built-in storage with integrated shelving, along with a double glazed window to the front.



Bathroom

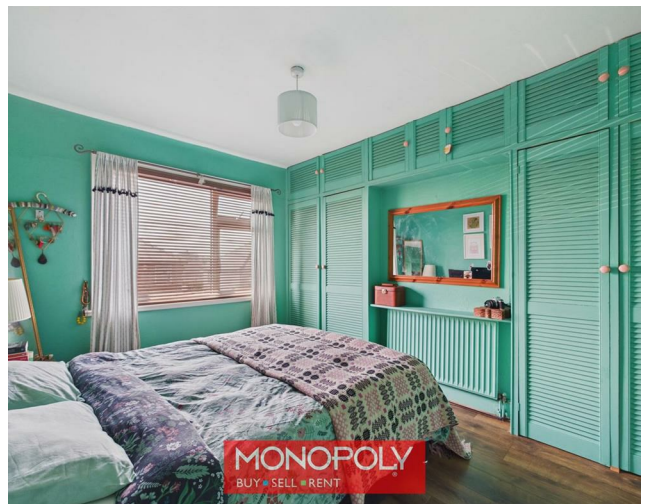
The bathroom is finished with vinyl flooring and tiled walls, comprising a toilet and hand basin set within a built-in storage unit. There is a bath with shower overhead and curved curtain rail, an obscure double glazed window to the side and a black towel point.

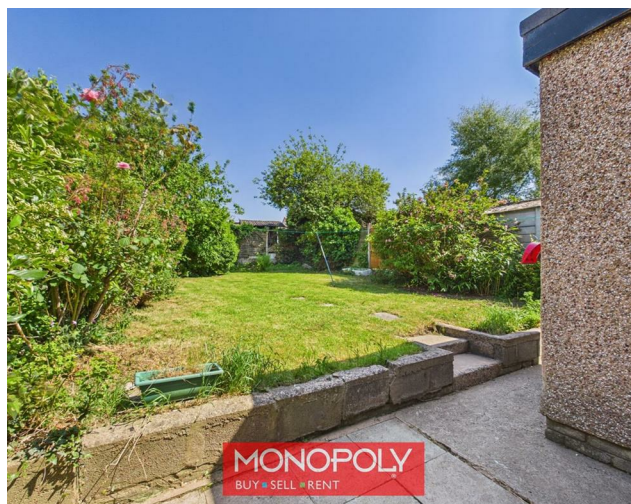
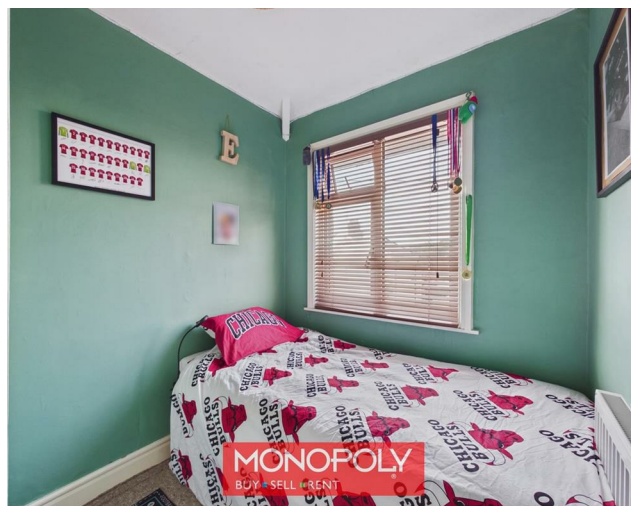
Rear Garden

The rear garden features a grass lawn bordered by mature foliage and enclosed by tall wooden panelled fencing. A slab paved patio area provides space for outdoor seating, with concrete steps leading up to the lawn. A concrete pathway continues to the front and driveway, giving practical access around the property.

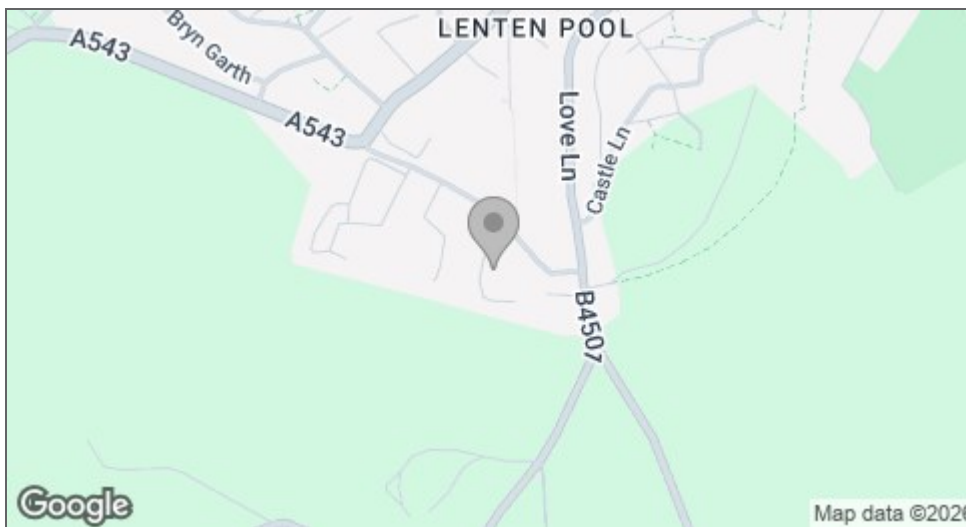












| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - 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.

