



## Lon Glyn, Denbigh LL16 5YG

**£230,000**

MONOPOLY BUY SELL RENT are pleased to offer, for sale, this well-presented family home located in the sought-after area of Lower Denbigh, conveniently positioned close to a range of local amenities and within walking distance of well-regarded local schools. The property is approached via a concreted driveway and opens into a welcoming entry hallway, leading to a comfortable lounge and a bright, well-appointed kitchen diner with direct access to the rear garden, ideal for both everyday living and entertaining. The first floor offers three bedrooms and a modern family bathroom, arranged around a naturally lit landing. Externally, the home benefits from a private rear garden with patio, lawn, and established borders, along with a garage providing additional storage or parking.

This attractive property combines practical living spaces with a desirable location, making it an excellent choice for families and those seeking convenience and comfort.

- Three Bed Semi Detached
- Family Friendly Location
- EPC E
- Enclosed Rear Garden
- Close to Local Amenities
- Freehold
- Off-Road Parking & Garage
- Excellent School Catchment Zone
- Council Tax Band C



## Driveway

The property is approached via a concreted driveway bordered by a neat grass lawn and slate chippings, with the meter box discreetly positioned for convenience and easy access.

## Entry Hallway

A welcoming entry hallway features durable laminate flooring and a uPVC front door with an attractive decorative glass panel, providing access to the carpeted staircase and a wooden door leading through to the lounge.

## Lounge

The lounge offers a comfortable and well-presented living space with laminate flooring, elegant coving, and built-in shelving. Wooden doors connect the room to both the entry hallway and the kitchen-diner, with glass panelling allowing light to flow through.

## Kitchen Diner

This bright kitchen diner combines practicality and warmth with partially tiled and laminate flooring, warm beige cabinetry, and butcher block-effect worktops. A window overlooks the garden, while twin glazed doors open directly onto it, creating an excellent indoor-outdoor connection. The space includes a four-burner gas hob with stainless steel hood and oven below, a stainless steel sink with mixer tap, white tiled splashbacks, a radiator, under-stair storage, a dedicated fridge nook, and a pantry-style shelving area.

## Porch

The porch features tiled flooring and panelled walls, with windows to the side and rear allowing natural light, and a uPVC door providing access to the side driveway.

## Landing

Carpeted stairs lead to a carpeted landing, naturally lit by a double-glazed window overlooking the side of the property, with a loft access hatch neatly positioned above.

## Master Bedroom

The master bedroom is a comfortable carpeted double room with a front-facing double-glazed window, a radiator beneath, and a ceiling fan with integrated light fitting for added comfort.

## Bedroom 2

A further carpeted double bedroom enjoys views over the garden through a double-glazed window, with a radiator below, built-in storage, and an airing cupboard providing excellent practicality.

## Bedroom 3

Bedroom three is a well-proportioned carpeted room with a front-facing double-glazed window and a radiator positioned below.



## Bathroom

The bathroom is finished with tiled flooring and partially tiled walls, complemented by an obscure window overlooking the garden. A modern suite includes a bath with waterfall shower head, wash basin, and toilet, along with a chrome towel rail and a flush-mounted ceiling light.

## Garden

The rear garden offers a block-paved patio ideal for outdoor seating, leading onto a well-maintained grass lawn bordered by established flower beds. Wooden panel fencing encloses the space, with an iron gate providing access to the driveway.

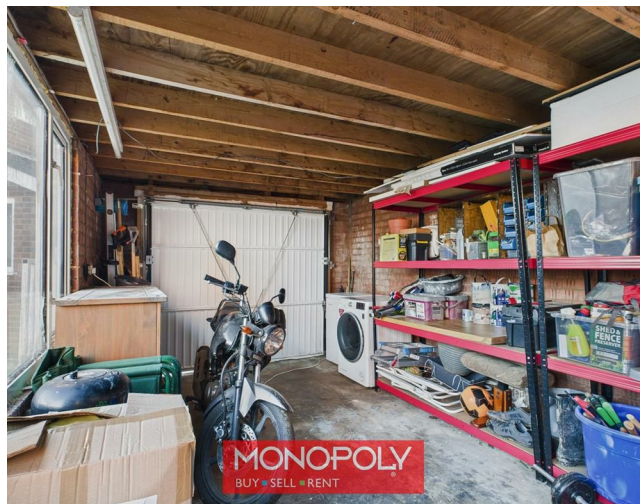
## Garage

The garage benefits from a solid concrete floor and brick walls, with an up-and-over door to the front and a wooden side door featuring a large window overlooking the garden, offering both practicality and natural light.

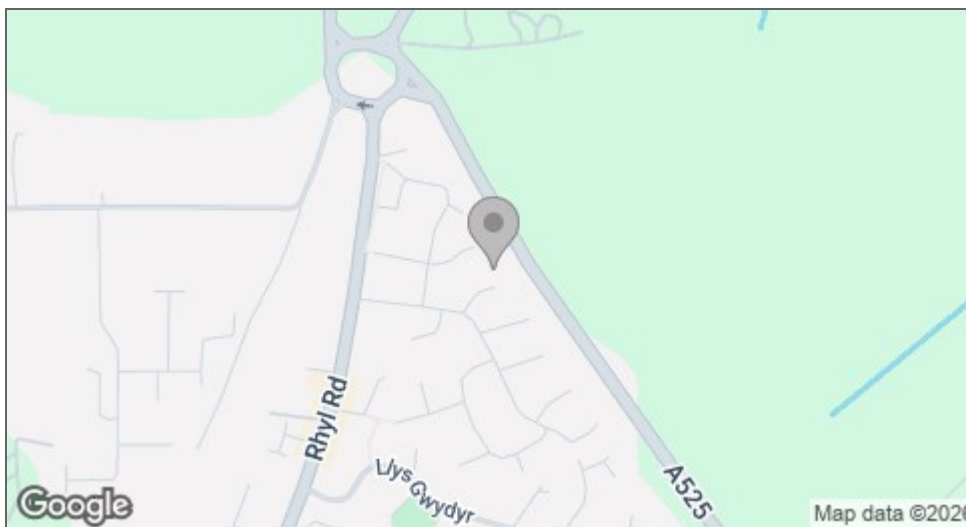












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</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.

