



## Lon Tywysog, Denbigh LL16 4AG

**£239,950**

Monopoly Buy Sell Rent is pleased to offer for sale this two double bedroom detached bungalow, set in the highly desirable Lower Denbigh area, offers fantastic potential with sitting on a generous plot. Featuring a garage and long driveway, it provides ample off-road parking and storage. While requiring internal renovation, this freehold property is a rare find and an excellent opportunity to create your dream home. Council tax band D. Don't miss out on this incredible chance to transform a property in a prime location!

- Detached Bungalow
- Good Sized Plot
- Garage and Long Driveway
- Freehold Property
- Two Double Bedrooms
- Sought-After Lower Denbigh Area
- In Need of Renovation
- Council Tax Band D



## Hallway

A UPVC front door opens into an L-shaped hallway, which provides access to all rooms. The hallway features a radiator, coved ceiling, lino flooring and a hatch accessing the loft.

## Living Room

A generously sized, bright living space with a desirable dual aspect, enjoying double-glazed windows to the front and side. Finished with a laminate wood floor, coved ceiling and radiator, this room offers ample space for comfortable living and entertaining.

## Kitchen Diner

A dual aspect kitchen diner that offers space for a dining table, fitted with wooden effect units, a vinyl tiled-effect floor and a door opening directly onto the rear garden. The kitchen is currently non-functional, offering a blank canvas for redesign to suit individual tastes.

## Master Bedroom

A good sized master bedroom benefits from a corner double glazed window, laminate flooring, space for storage cupboards and a radiator.

## Bedroom 2

A double bedroom that offers laminate flooring and enjoys views over the rear garden.

## Bathroom

The bathroom is fitted with a walk-in shower, wall-mounted sink and WC. It includes a radiator, partially tiled walls, lino flooring, a privacy window and a distinctive wood-finished ceiling.

## Garage

Brick-built garage features a concrete floor, up-and-over door, wooden window and rear access door. It also houses the gas meter and consumer unit.

## Rear Garden

A sizeable rear garden that includes a paved seating area, lawn, and a selection of mature fruit trees including apple, plum and pear. The garden is enclosed with fenced boundaries and provides direct access to the garage.

## Front Garden

A concrete driveway providing parking for two to three vehicles, alongside a well-maintained lawn, mature trees, and a pathway leading down the side of the property.

## Disclaimer

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 details must therefore be taken as a guide only.

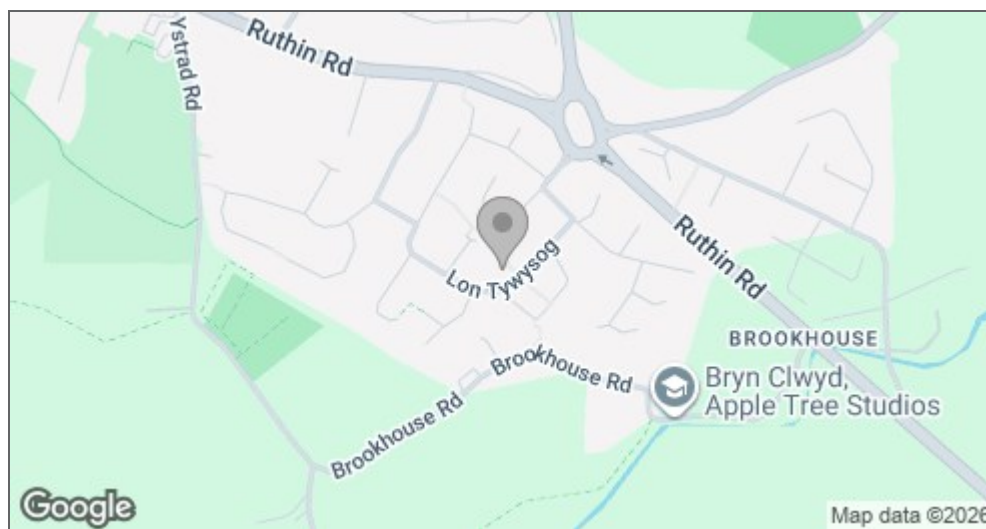
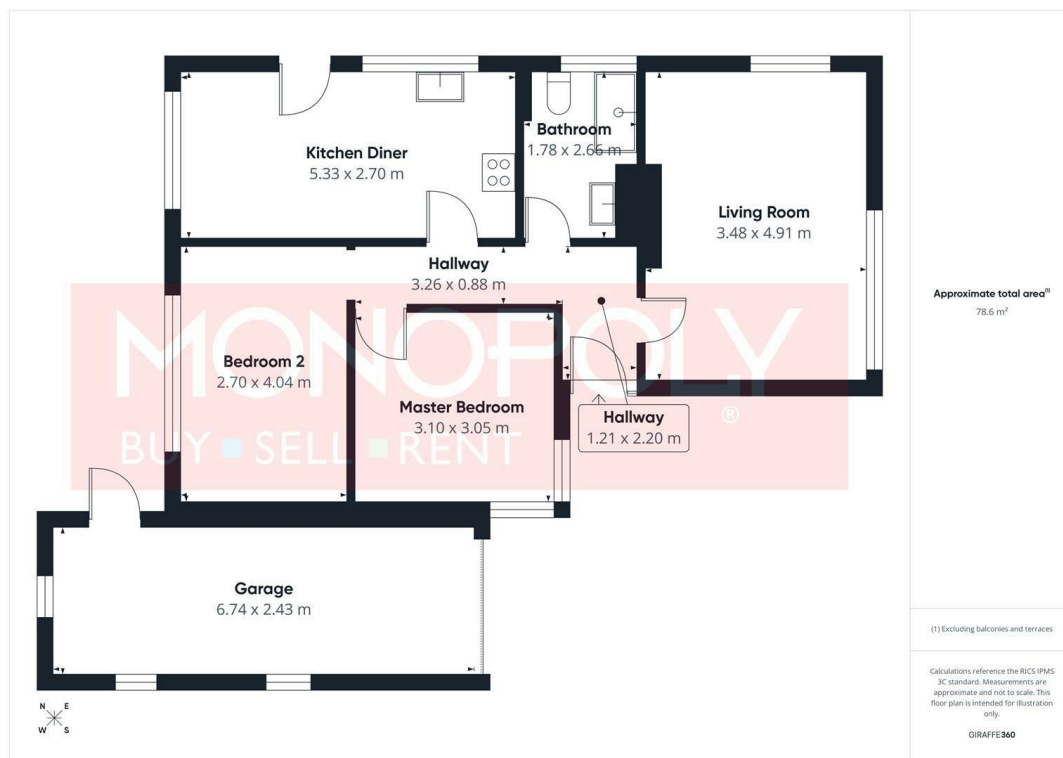












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub>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