



Accar Y Forwyn, Denbigh LL16 3PW

£220,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented three-bedroom home, offering generous living space and a practical layout. The property includes a bright lounge, separate dining room, and a functional kitchen with an adjoining utility room. All three bedrooms are doubles with built-in storage, and there's the added benefit of a bathroom and a separate WC. Outside, the home features a private rear garden with paved seating areas, off-street parking for up to three vehicles, and a garage. Conveniently located within walking distance of the town centre and close to local amenities, this property is ideal for those seeking comfort, space, and accessibility.

- Three Double Bedrooms
- Two Reception Rooms
- EPC - D
- Off Road Parking & Garage
- Spacious Garden
- Freehold
- Local Amenities Nearby
- No Onward Chain
- Council Tax Band E



Driveway

A concrete driveway provides parking for up to three vehicles and leads directly to the garage. Concrete steps rise to the front door, with a wraparound path connecting to the rear extension. The front garden features a grass lawn and is bordered by a concrete and stone wall.

Vestibule

A carpeted entrance area with a composite front door and a wooden door featuring an obscure glazed panel to the hallway. Full-length matching side windows allow light into the space while maintaining privacy.

Entry Hallway

The main hallway is carpeted and includes a radiator. It provides access to the lounge, kitchen, dining room, and vestibule.

Lounge

This bright room features two front-facing double-glazed windows, carpeted flooring, and two radiators. A gas fire is set within a speckled stone hearth and surround, finished with a wooden mantle. The ceiling is coved for a neat appearance.

Kitchen

The kitchen is fitted with wooden units and speckled red stone-effect worktops. There's an integrated fridge, eye-level oven and grill, four-burner hob with concealed hood, and space for white goods. A side window provides natural light, and a wooden door with a glass panel leads to the back porch. Twin pantry doors house additional storage and the water tank. Vinyl flooring and tiled splashbacks complete the space.

Utility Room

Located in a small brick-built extension, the utility room features tiled flooring and windows on three sides, providing plenty of natural light. There is ample space for white goods with an electricity supply, along with practical wall hooks for storage. A back door offers direct access to the garden.

Dining Room

A separate, carpeted dining space with a radiator and side-facing window. Sliding doors connect to both hallways, and a coved ceiling adds a finished look.

Second Hallway

This hallway links the main living spaces to the bedrooms. It is carpeted, includes a side-facing window, radiator, loft access, and coved ceiling.

Master Bedroom

A carpeted double bedroom with built-in wooden storage and a radiator. A large double-glazed window overlooks the garden. The ceiling is coved.



Bedroom Two

Another double bedroom, carpeted and fitted with built-in storage and a bed surround. It features a radiator and double-glazed garden-facing windows.

Bedroom Three

A third double bedroom, also carpeted, with built-in storage, a radiator, and a garden-facing double-glazed window.

WC

This separate WC has vinyl flooring, a side-facing obscure window, and a coved ceiling.

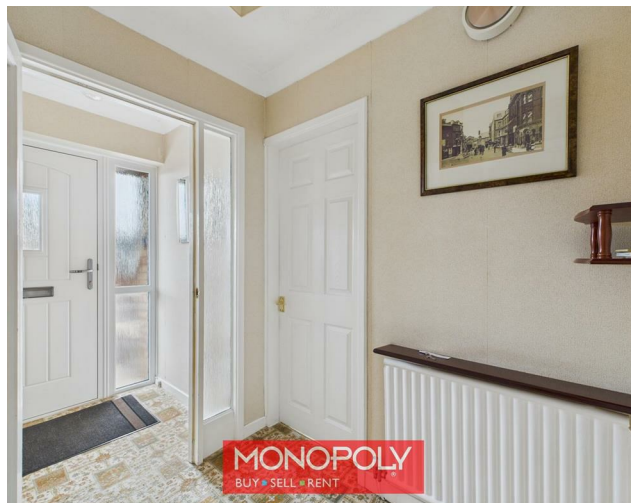
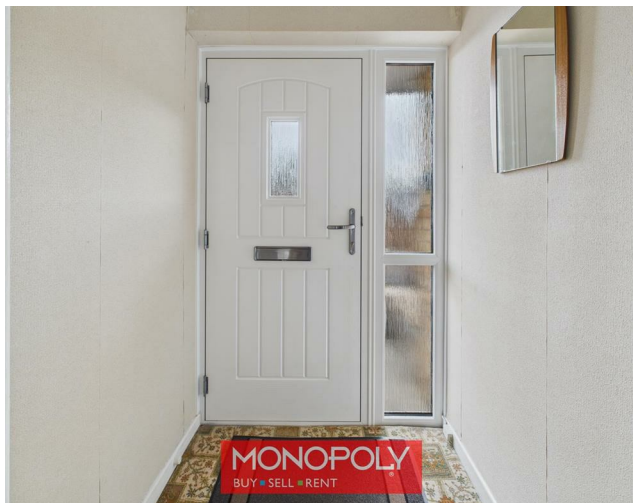
Bathroom

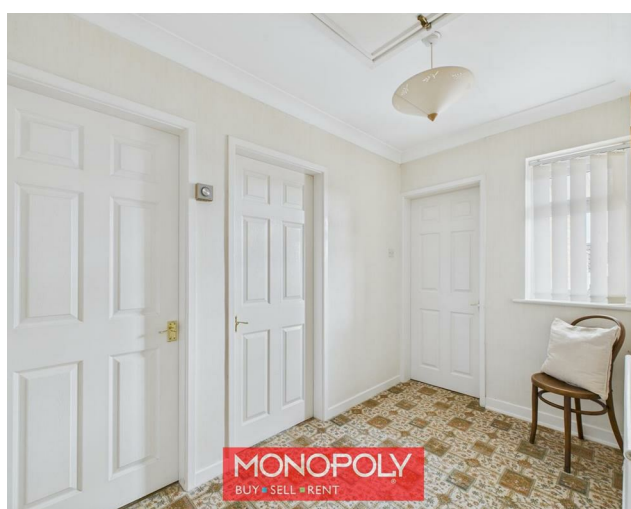
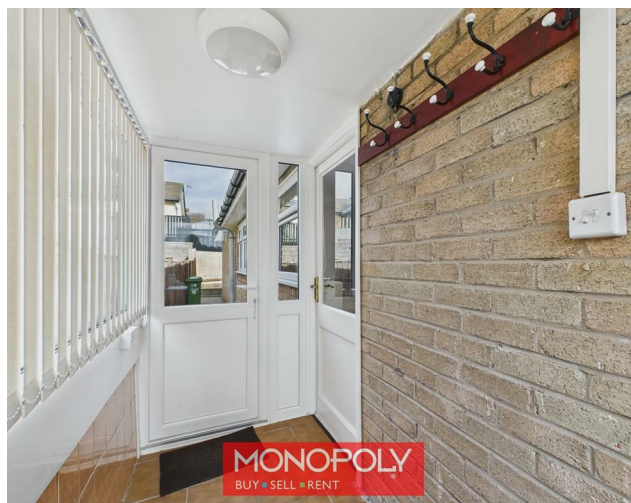
The bathroom includes a bath, separate shower, and sink, with vinyl flooring and tiled walls. There's an obscure window, extractor fan, built-in medicine cabinet, radiator, and a coved ceiling.

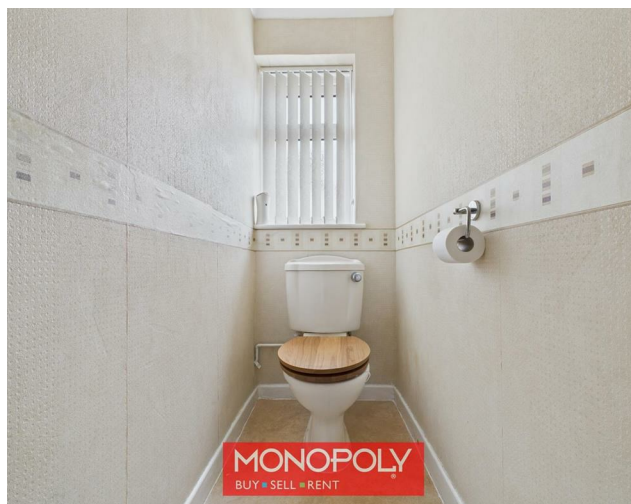
Garden

The rear garden features paved levels suitable for seating, a grass lawn, and wooden panel fencing for privacy. A wooden shed and outdoor water tap add functionality.

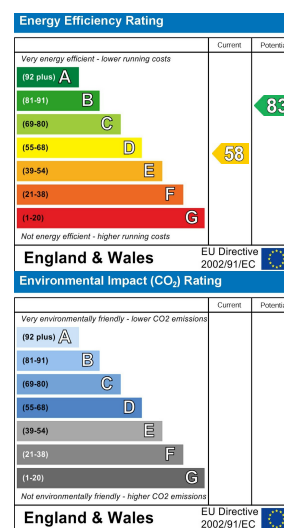
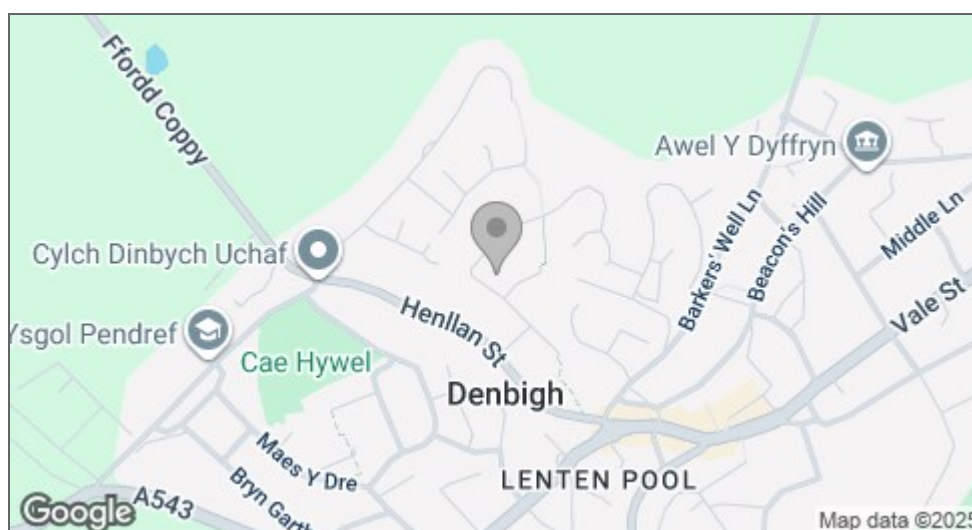
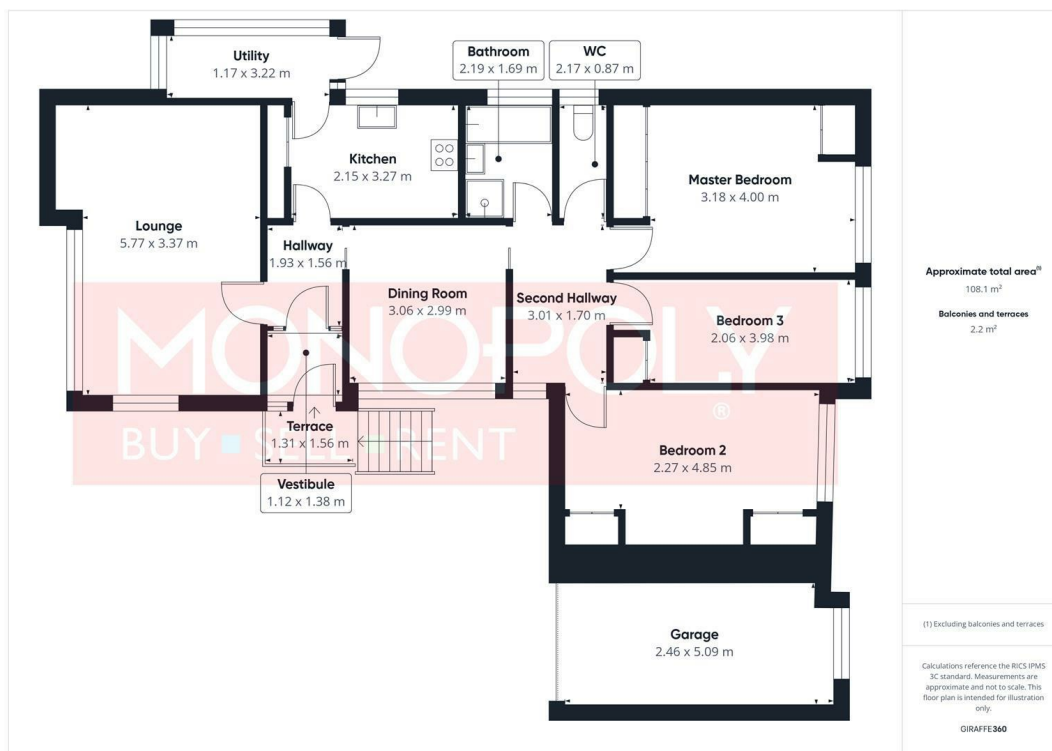












MONEY LAUNDERING REGULATIONS 2003

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.

