



Cae Topyn, Denbigh LL16 4AX

£264,950

MONOPOLY BUY SELL RENT are pleased to offer for sale this beautifully presented 3-bedroom property that offers a perfect blend of comfort and convenience. Just a short drive from the town centre, it's ideally positioned for easy access to local amenities while still providing a peaceful, suburban setting. The property boasts spacious living areas, including a bright and welcoming lounge, a modern kitchen with garden views, and a stylish master bedroom with en suite. The additional bedrooms are generously sized, making it ideal for growing families. Outside, a well-maintained garden provides the perfect space for children to play, while the driveway offers parking for up to three vehicles. For those who love the outdoors, this home is just a stone's throw from picturesque country walks, making it a fantastic location for nature enthusiasts. With its modern finishes, ample storage, and family-friendly atmosphere, this property truly offers the best of both town and country living. The property still has 4 years remaining on the NHBC certificate.

- Semi-Detached House
- Two and a Half Bathrooms
- Off Road Parking
- Family Friendly Location
- Council Tax Band D
- Three Double Bedrooms
- Private Enclosed Garden
- Country Walks Nearby
- Freehold



Driveway

This attractive brick-paved driveway offers ample parking space for two to three cars, with a neatly kept grass lawn and a young tree adding a touch of greenery. A well-maintained brick path leads to the front door, bordered by a slate bark finish at the boundary, providing a charming first impression of the property.

Entry Hallway

5.47 x 1.12 (17'11" x 3'8")

A welcoming entrance with engineered oak flooring, leading to a variety of rooms including the lounge, WC, and kitchen. The hallway also boasts a full-length storage cupboard and an under-stairs cupboard for extra practicality. Carpeted stairs with a wooden rail and painted bannisters guide you up to the landing, and a radiator ensures warmth throughout.

Lounge

5.45 x 3.05 (17'10" x 10'0")

The spacious lounge is bathed in natural light from a front-facing window, featuring engineered oak flooring and coved ceilings. A bespoke electric Evonics fireplace set within a marble surround adds a sophisticated touch, while a radiator provides a cozy atmosphere for relaxed evenings.

Kitchen

5.35 x 3.06 (17'6" x 10'0")

With tiled flooring and sleek light grey cabinetry, this kitchen combines style and functionality. A dark speckled worktop adds visual interest, and twin glass doors open directly to the garden, perfect for indoor-outdoor living. Space for a dining set makes this a versatile space, complemented by built-in storage, integrated washer/dishwasher, and a custom cupboard housing the 6-year-old boiler. A stainless steel sink with mixer tap, four induction hobs with oven hood, and a window overlooking the garden complete the kitchen's modern amenities.

Wc

1.74 x 1.00 (5'8" x 3'3")

A practical and stylish WC with vinyl wood-effect flooring, a floating sink with storage beneath, and a toilet. The space features an obscure window to the front, a radiator, and recessed down-lights, making it both functional and well-lit.

Landing

The landing is fully carpeted and provides access to all bedrooms, the family bathroom, and a linen cupboard. A drop-down ladder leads to the loft, while a radiator adds warmth to this spacious, central area.



Master Bedroom

4.19 x 3.38 (13'8" x 11'1")

This generously sized master bedroom offers a peaceful retreat, complete with soft carpeting, a radiator, and a window overlooking a open green space and the Clwydian range, providing a tranquil view to start and end your day.

En Suite

2.63 x 1.11 (8'7" x 3'7")

Stylish and modern, the en suite features wood-effect vinyl flooring and partially tiled walls. The suite includes a sink with drawers below, a toilet, and a standing shower with a waterfall head and sliding glass door. A chrome towel radiator and recessed down-lights complete the room.

Bedroom 2

3.08 x 2.85 (10'1" x 9'4")

This well-sized double bedroom is carpeted for comfort and includes a radiator and a window looking over the garden, complete with interior shutters for added charm and privacy.

Bedroom 3

3.06 x 2.45 (10'0" x 8'0")

Another comfortable double bedroom with carpeted flooring, a radiator, a double fitted wardrobe and a window overlooking the garden, also featuring inside shutters for a refined touch.

Bathroom

2.01 x 1.88 (6'7" x 6'2")

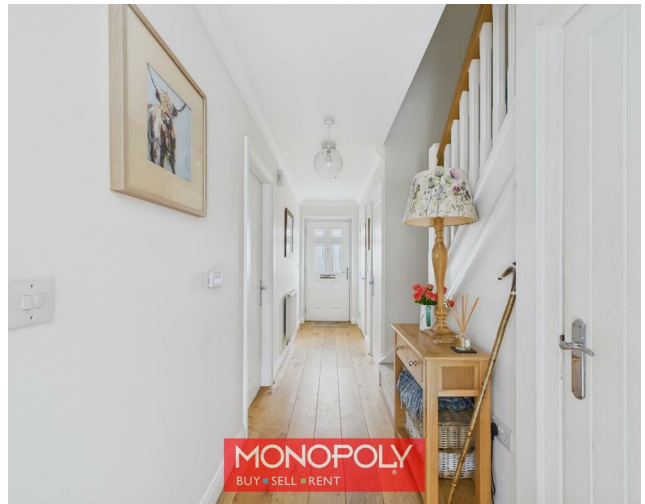
The family bathroom combines wood-effect vinyl flooring with partially tiled walls. The suite features a sink with drawers below, a toilet, and a bath with a shower head and a glass splash panel. A chrome towel radiator, down-lights, and an obscure window with a tiled sill and roll-down blind complete this functional and stylish bathroom.

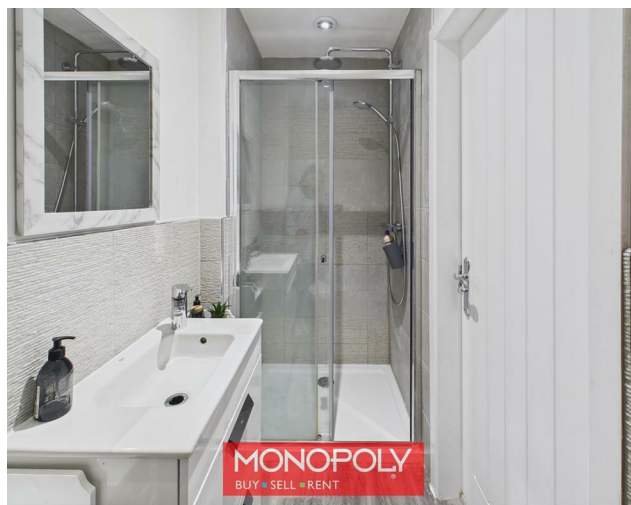
Garden

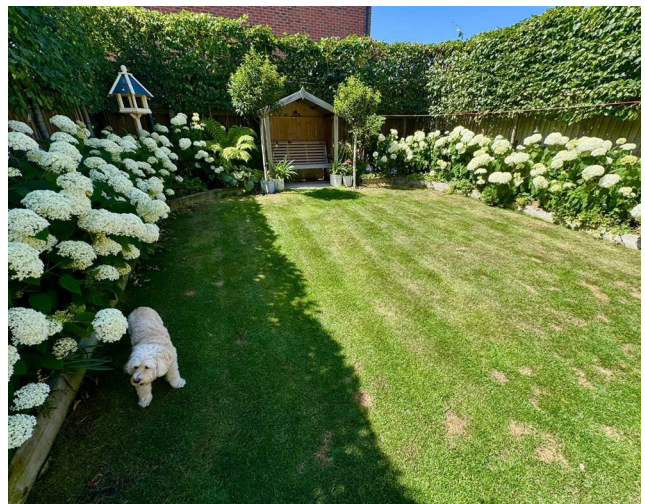
A beautiful, porcelain-tiled patio with drainage offers a perfect space for outdoor dining or lounging. The grass lawn is bordered by tall, trimmed trees and colorful flower beds, with a focal point of a charming bench beneath a canopy at the back of the garden. Wooden panel fencing provides privacy and clear boundaries between neighbours, while a gated bin store with tall wooden gates separates the garden from the driveway.

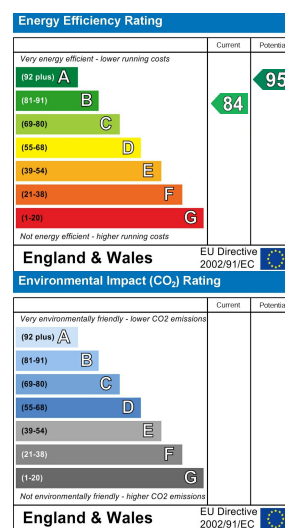
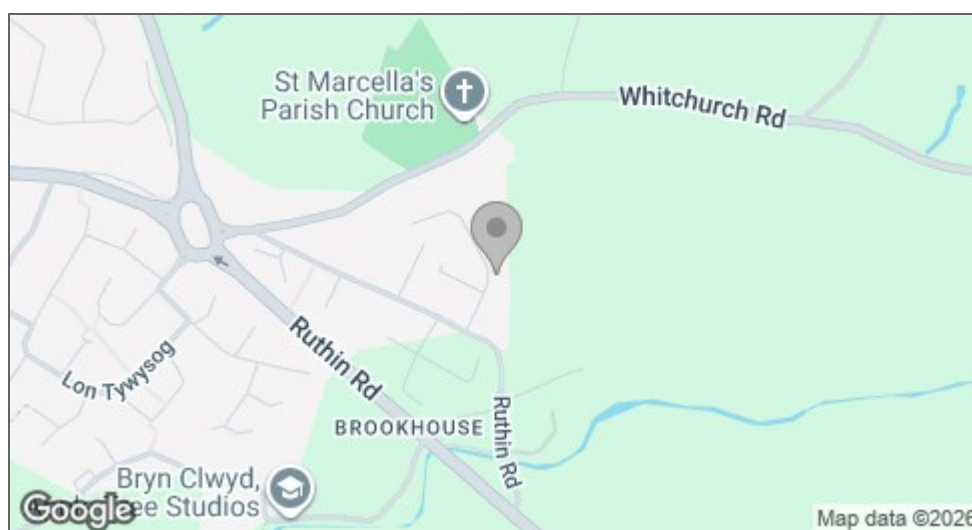












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