



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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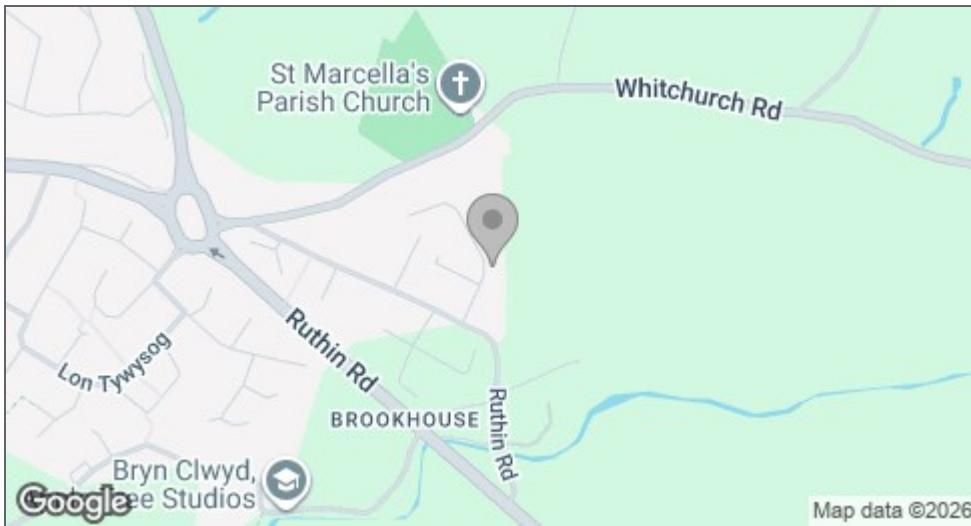
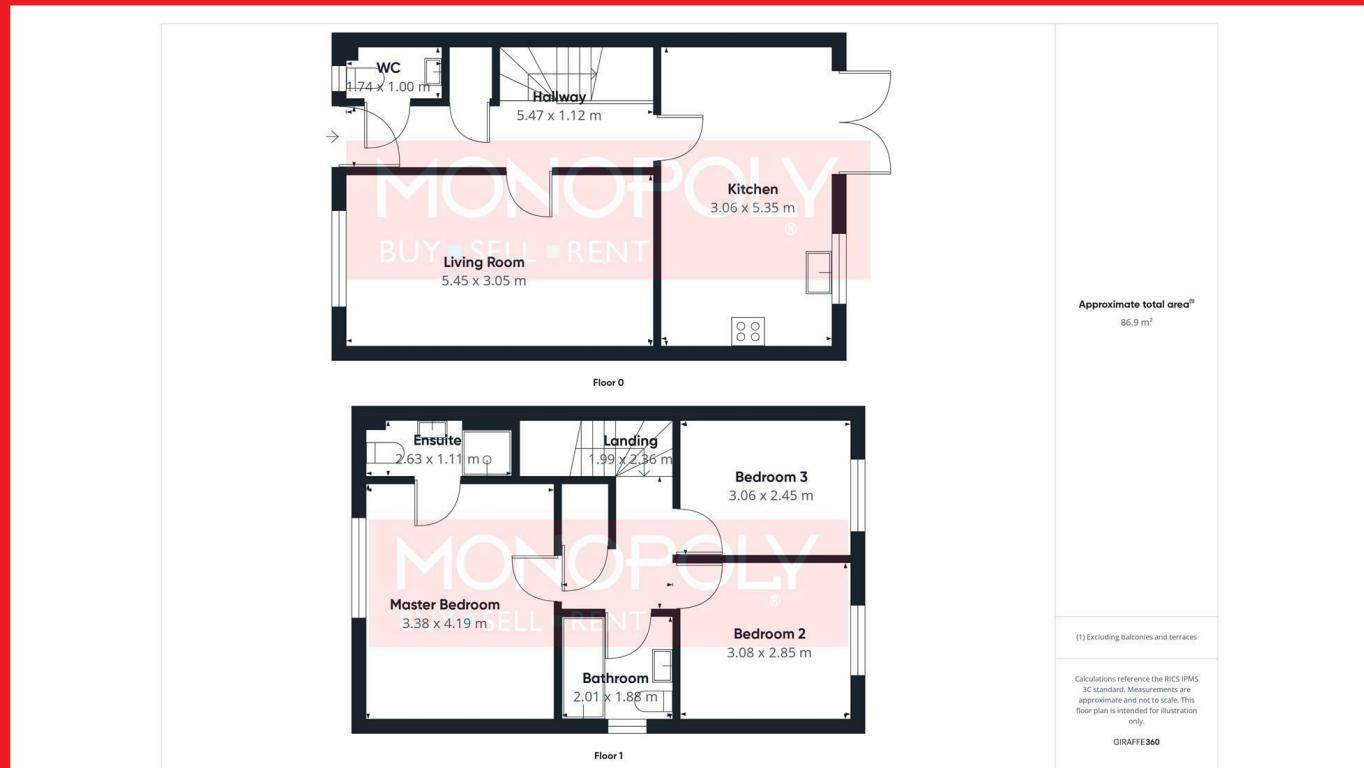
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B	84	95
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
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.

