



MONOPOLY®
BUY ■ SELL ■ RENT

Clwydian Park Crescent, St. Asaph LL17 0BJ £310,000

Monopoly Buy Sell Rent is pleased to present this well-appointed linked detached bungalow on Clwydian Park Crescent, occupying a generous corner plot and offering spacious, flexible accommodation ideally suited to modern living. Immaculately presented throughout, the property benefits from a stylish kitchen, two well-proportioned bedrooms including an en-suite to the principal bedroom, and beautifully maintained gardens designed for easy upkeep. Further features include driveway parking, a garage, an EV charging point, and a range of recent upgrades, making this attractive home ready to move into and ideal for buyers seeking comfortable single-level living in a desirable location.

- Immaculately Presented Link Detached Bungalow
- Three Generous Bedrooms, Master with En-Suite
- Garage; Driveway Parking with EV Charging Point
- Landscaped, Low-Maintenance Gardens
- Finished to a High Specification Throughout
- Breakfast Kitchen; Edwardian-Style Conservatory
- Internet-Controlled Heating System
- Freehold Property; Council Tax Band D



Entrance porch

A bright entrance porch, features a white uPVC front door with decorative glazing, laminate flooring, a large uPVC double glazed window, electric heater, and French doors leading into the hallway and reception room.

Hallway

A wide hallway with carpeted flooring, a decorative radiator cover, coved ceiling, and doors provides access to all rooms. It also includes a cloaks cupboard, additional storage cupboard, and a hatch accessing the part-boarded and fully insulated loft.

Lounge

A generous living space featuring a wall-mounted electric fire, large floor-to-ceiling style window overlooking the front garden, decorative radiator cover, coved ceiling, and ceiling rose.

Kitchen

Fitted with a country-style range of units, stone-effect worktops, tiled splashbacks, breakfast bar, and stainless-steel sink. Integrated appliances include a tall fridge and freezer, electric oven and grill, and a Hotpoint gas hob with extractor fan above. A cupboard houses the Worcester combi boiler, and a uPVC glazed door leads into the conservatory.

Conservatory

Attractive Edwardian-style conservatory with an insulated apex fully tiled roof, wood-effect laminate flooring, downlights, wall lights, radiator, uPVC windows, and French doors opening to the garden—ideal for year-round use.

Master Bedroom with En Suite

Generously sized, carpeted, and benefits from an ensuite, fitted wardrobes and overhead cupboards, radiator, and a large double-glazed window overlooking the rear garden. The en-suite comprises a low-flush WC, pedestal wash hand basin, corner shower with thermostatic control, tiled walls and floor, chrome towel rail, privacy window, extractor fan, and downlights.

Bedroom 2

A comfortable double room with fitted wardrobe and overhead cupboards, carpet, coved ceiling, radiator, and uPVC window overlooking the rear of the property.

Bedroom 3

A well-proportioned and versatile room featuring carpeted flooring, a coved ceiling, a decorative radiator cover, and French doors opening into the entrance porch. Currently used as a snug.

Bathroom

A modern fitted bathroom comprising a vanity unit with WC having an integrated bidet, and wash hand basin, a spacious walk-in shower with thermostatic controls and marble-effect PVC wall panels, tiled walls, wood-effect vinyl flooring, a chrome towel rail, two side privacy windows, and a PVC ceiling with recessed downlights.



Garage

The garage is fitted with a modern up-and-over door, concrete flooring, electric supply, water supply, new consumer unit, utility area, and rear access door.

Front Garden

At the front, the property features a well-kept, low-maintenance garden with golden gravel borders, paved pathways, and a low dwarf brick wall. A driveway provides parking for two vehicles and leads to the garage, which includes an external EV charging point. A side path runs along the garden to a timber gate, offering convenient access to the rear.

Rear Garden

Fully enclosed, beautifully landscaped, and designed for low-maintenance living. It features paved seating areas, golden gravel borders, mature planting, two timber sheds, all enclosed by timber fencing, creating a private and inviting outdoor retreat.

Additional Features

- Internet-controlled heating system
- New roofing felt to porch and garage
- New soffits, gutters, and edging
- Part-boarded and fully insulated loft
- Cavity wall insulation
- WC in main bathroom has integrated bidet
- EV charging point
- Full fibre broadband





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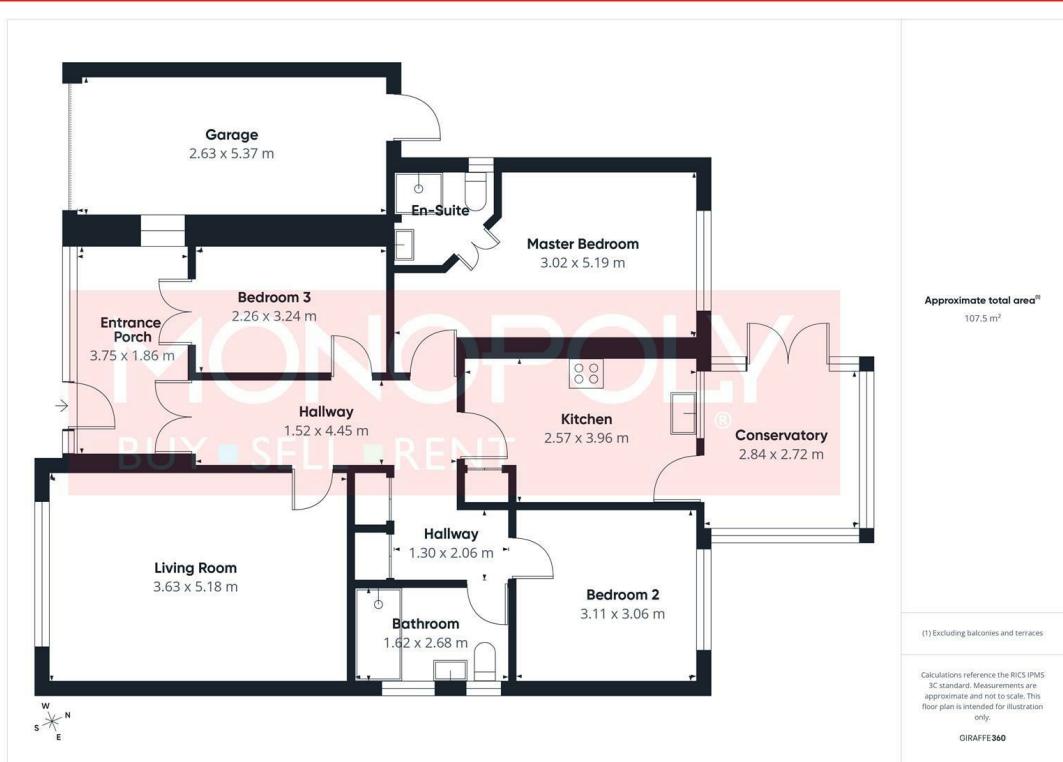


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

