



Ffordd Celyn, Denbigh LL16 5UU

£175,000

Monopoly Buy Sell Rent is pleased to offer for sale this well presented and spacious two double-bedroom semi-detached property situated in the lower Denbigh area within a short walking distance of good schools, bus stop, and all local amenities. The property is well presented and in brief comprises a large bright lounge, kitchen with dining space, two double bedrooms, and a family bathroom. UPVC double glazing throughout and gas central heating with a good-sized rear garden, garage, and a long driveway provide parking for up to four vehicles. A MUST VIEW!

- Spacious Semi Detached Property
- Located In Quiet Cul De Sac
- Off Road Parking for Four Vehicles
- Freehold Property
- Two Double Bedrooms
- Close To Good Schools & All Amenities
- Garage and Good Sized Garden
- Council Tax Band C



Lounge

5.66 x 3.70 (18'6" x 12'1")

A white double-glazed front door leads you into this light and spacious lounge with natural light coming from the large, double-glazed windows overlooking the front garden. A central fireplace houses an electric fire with timber mantle and slate effect hearth, carpeted flooring, stairs leads up to the first floor with an under stairs storage cupboard and a panelled door leads you into the kitchen.

Kitchen Diner

3.71 x 2.80 (12'2" x 9'2")

Fitted with a range of off-white coloured wall, drawer, and base units with laminate worktop, stainless steel sink and mixer tap, space for electric cooker having an extractor hood above, space for a tall fridge freezer, plumbing for washing machine, tiled splashback, and tiled flooring. A double-glazed window overlooks the rear of the property, a slit window brings in light from the side of the property and a double-glazed door leads you out to the rear garden.

Landing

2.67 x 0.81 (8'9" x 2'7")

Carpeted stairs and landing having panelled doors leading to all rooms with a hatch accessing the loft.

Master Bedroom

3.71 x 3.00 (12'2" x 9'10")

A good-sized double bedroom with a large, double-glazed window overlooking the front of the property allowing lots of natural light into the room, carpeted flooring, radiator and plenty of space for storage cupboards.

Bedroom 2

3.71 x 2.80 (12'2" x 9'2")

A spacious double bedroom with a double-glazed window overlooking the rear of the property, with built-in storage cupboard over stairs, radiator, and carpeted flooring.

Bathroom

2.77 x 1.49 (9'1" x 4'10")

Fitted with a white three-piece suite including low flush WC, pedestal washbasin, and a panelled bath with electric shower over having tiled splashbacks, a chrome heated towel rail, wall mounted mirrored cabinet, corner shelving, tile effect vinyl flooring and a double glazed window with privacy glass overlooking the side of the property.

Garage

A single prefab garage with an up and over door, window and corrugated roof sheeting.

Front Garden

The front garden is laid to lawn for ease of maintenance with a long driveway providing off-road parking for four vehicles.

Rear Garden

A generous rear garden with a slabbed patio area having a gravelled border with steps leading up to the grassy lawn with a timber shed having a concrete base, some mature shrubs, all bound by a timber fencing.



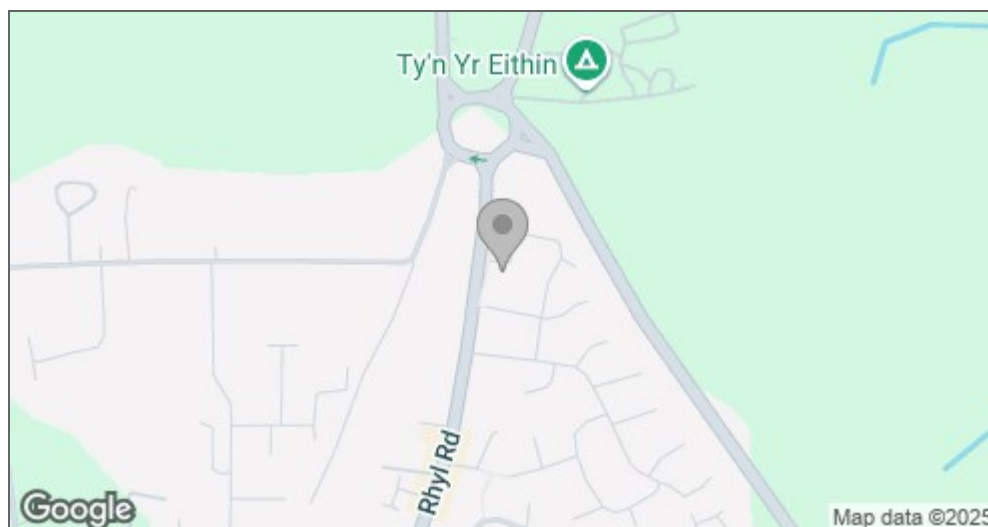




Approx Gross Internal Area
62 sq m / 665 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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 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		
EU Directive 2002/91/EC		
England & Wales		

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.

