



## Y Gerddi, Rhyl Road, Denbigh LL16 3DU £175,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented two-bedroom home, offering modern and well-maintained accommodation throughout. The property benefits from a spacious living room with French doors opening onto the rear garden, a contemporary fitted kitchen, two double bedrooms and a stylish bathroom suite. Externally, there is off-road parking to the front and a private, enclosed rear garden ideal for low-maintenance outdoor living. Situated in Denbigh, the property is conveniently located within a sought-after school catchment area and benefits from nearby public transport links, making it an ideal choice for first-time buyers, small families or investors.

- Freehold
- Council Tax Band C
- EPC TBD
- Two Bedroom House
- Off Road Parking
- Enclosed Garden
- Local Amenities Nearby
- Great Transport Links
- Excellent School Catchment Area



## Driveway

To the front of the property is a driveway providing off-road parking for one vehicle. A pathway runs alongside the property, offering access to the rear garden.

## Entrance Hallway

A brown uPVC double glazed front door opens into a stylish and modern entrance hallway, finished with wood effect laminate flooring. The space benefits from a radiator with decorative cover, white panelled doors leading to all rooms, and a spindled staircase rising to the first floor with a useful storage cupboard beneath.

## Kitchen

The kitchen is fitted with a contemporary range of high gloss wall and base units, complemented by woodblock effect work surfaces. It includes an integrated dishwasher, electric oven and hob with stainless steel splashback, stainless steel sink, and space for a washing machine and fridge freezer. Finished with wood effect laminate flooring and a double glazed window overlooking the front elevation with fitted blinds.

## Lounge

The living room is a generously sized and inviting space, featuring laminate flooring and French doors with fitted blinds that open directly onto the rear garden, allowing for plenty of natural light. Complete with radiator, power points and inset ceiling lighting.

## Landing

To the first floor, the landing is fully carpeted and provides access to all rooms, along with a useful storage cupboard and loft access.

## Master Bedroom

The principal bedroom is a well-proportioned double room with a large double glazed window with fitted blinds overlooking the rear garden. It features a full wall of fitted wardrobes, radiator and power points, and is finished with carpeted flooring.

## Bedroom 2

The second bedroom is another double room, currently utilised as a dressing room, with a double glazed window with fitted blinds to the front and built-in storage cupboards over the stairs.

## Bathroom

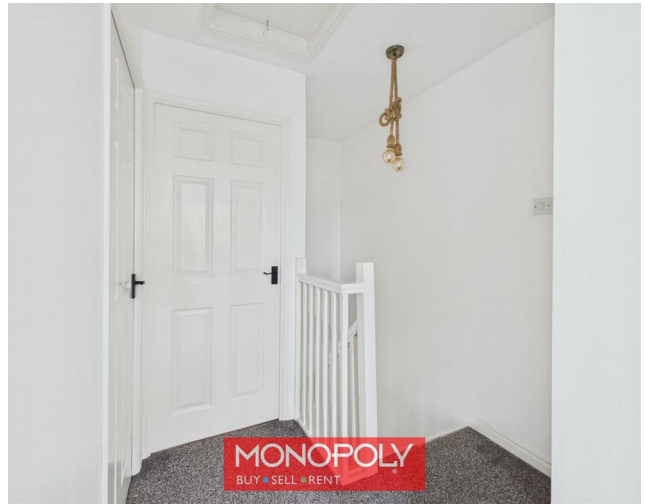
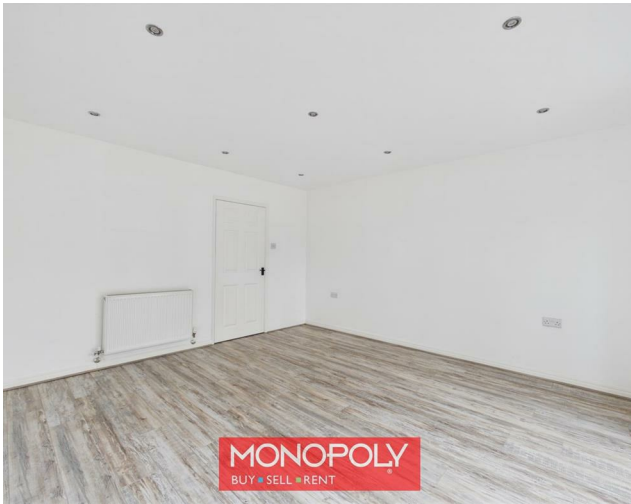
The bathroom is fitted with a modern three-piece suite comprising a P-shaped bath with thermostatic shower over, low flush WC and pedestal wash hand basin with mixer tap. The room is finished with tiled flooring, part tiled walls, a chrome heated towel rail and an obscure double glazed window to the side.

## Garden

The enclosed rear garden enjoys a combination of a paved patio area and a small lawn, ideal for low-maintenance outdoor living. A timber gate provides access from the side, and the garden is fully bounded by panel fencing, with the added benefit of a useful garden shed.

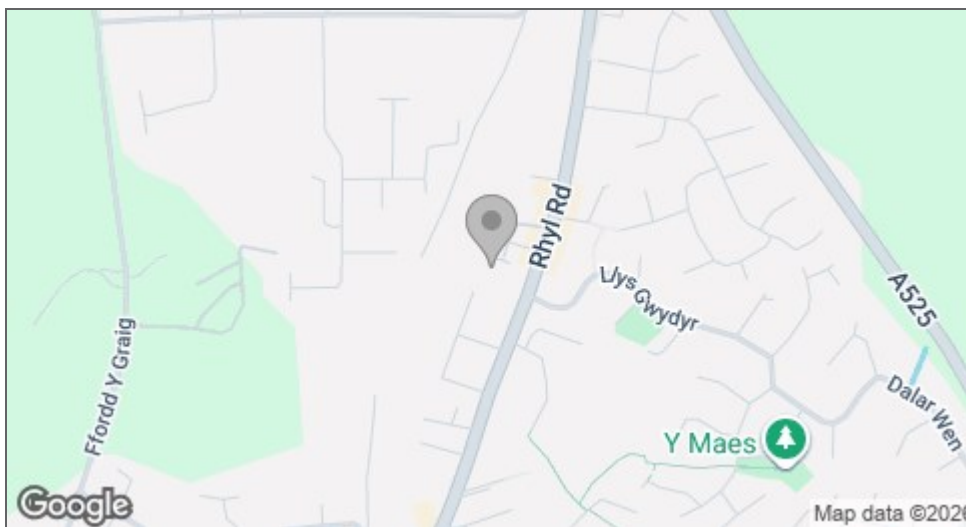
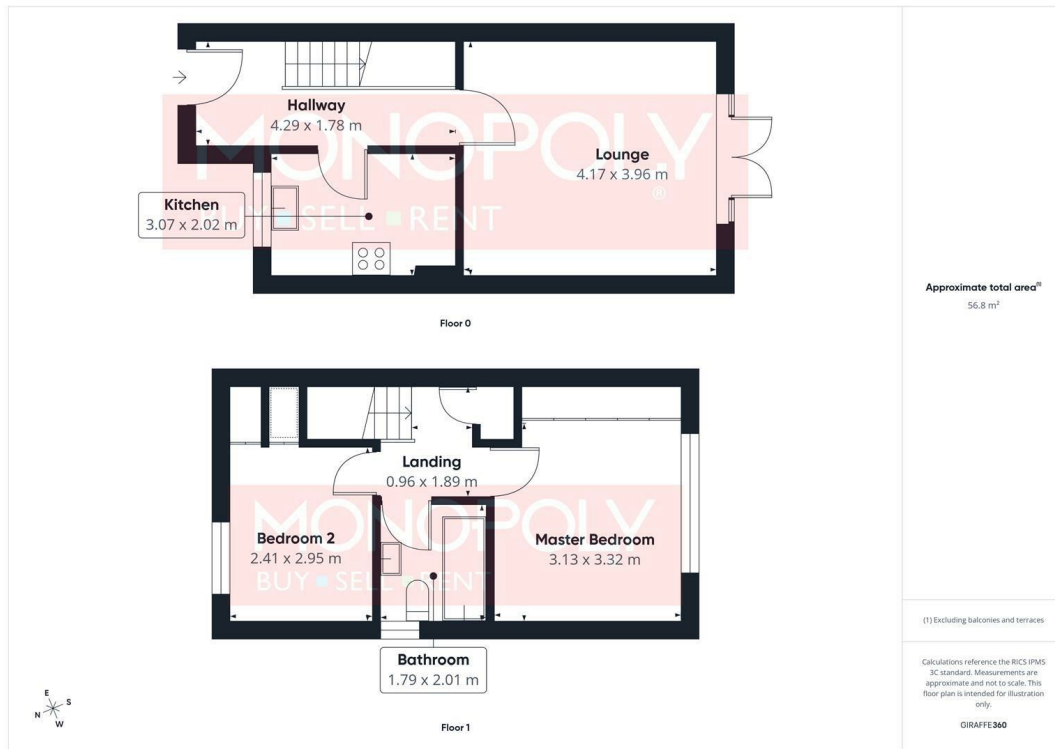












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO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

