



Maes Y Dre, Denbigh LL16 3RT

£160,000

MONOPOLY BUY SELL RENT are pleased to present this well-presented three-bedroom, one-bathroom home that offers comfortable and convenient living just a short walk from the town centre. Ideal for families or first-time buyers, the property boasts generous off-road parking and a spacious garden with a mix of patio and lawn – perfect for summer barbecues, entertaining guests, or relaxing outdoors. Inside, the home features a bright and airy layout with three well-proportioned bedrooms, a functional bathroom, and living spaces ready for you to make your own. The practical location combines friendly residential surroundings with easy access to local shops, schools, and transport links.

- Three Bedrooms
- Off Road Parking
- Spacious Layout
- Enclosed Private Garden
- Excellent Transport Links
- Local Amenities Nearby
- Walking Distance to Town Centre
- Council Tax Band: B
- Freehold



Driveway

Spacious gravelled driveway with room for up to four vehicles, with a paved path leading to the steps up to the front door, complete with a handrail for ease of access. A short panelled fence provides a neat boundary between neighbouring properties and an electric car charger is mounted on the wall for convenience.

Vestibule

1.68 x 1.50 (5'6" x 4'11")

A charming and functional vestibule with a sloped ceiling and tiled flooring, enhanced by a side window with a wooden sill that allows natural light to flow in. Finished with a decorated uPVC front door and an internal uPVC door providing access to the main hallway.

Hallway

1.15 x 1.19 (3'9" x 3'10")

The hallway features a tiled floor with carpeted stairs rising to the first floor, complete with wooden handrails on both sides. A drop-down ceiling light and smoke detector are installed, with access leading to both the kitchen diner and the lounge.

Lounge

3.50 x 5.34 (11'5" x 17'6")

This generously proportioned, carpeted reception room is filled with natural light, thanks to its dual aspect with a front-facing window and twin glazed doors that open out to the garden. Elegantly appointed, it features an electric fireplace, a radiator, two stylish ceiling-mounted light fittings, and a TV point. A wooden door with decorative glass panelling provides access to the hallway.

Kitchen Diner

4.05 x 1.86 . 3.09 x 3.40 (13'3" x 6'1" . 10'1" x 11'1")

This bright and spacious kitchen/diner features a tiled floor and a dual aspect, allowing plenty of natural light. Cream kitchen cabinets are paired with a faux butcher block worktop and tiled splashbacks, complemented by a stainless steel sink with mixer tap. The room offers ample space for a large dining set and an American-style fridge freezer, with designated areas for a washer/dryer and dishwasher. Cooking facilities include a four-burner gas oven with a concealed extractor hood. The ceiling is partially coved and fitted with both spotlights and decorative light fittings. Additional features include a radiator, panel box with fibre optic connection, and access to a handy under-stairs cupboard with hooks and shelving. A wooden door with decorative glass panelling leads to the hallway, and a uPVC back door provides access to the garden.

Landing

2.85 x 2.47 (9'4" x 8'1")

The landing is carpeted and features a painted banister and rail, with a double-glazed window overlooking the garden providing natural light. It offers access to all bedrooms and the bathroom, as well as a loft hatch. The boiler is also located here for easy access.



Master Bedroom

4.49 x 2.82 (14'8" x 9'3")

A spacious, carpeted double bedroom featuring two double-glazed windows that overlook the front of the property, filling the room with natural light. Additional features include a radiator, drop-down ceiling light, and a wooden panelled door providing access to the landing.

Bedroom 2

3.07 x 3.54 (10'0" x 11'7")

A well-proportioned double bedroom, fully carpeted and featuring a double-glazed window to the front, allowing for plenty of natural light. The room includes a radiator for comfort and a wooden panelled door to the landing, fitted with convenient wall hooks.

Bedroom 3

2.53 x 2.44 (8'3" x 8'0")

A cosy, carpeted small double bedroom with a double-glazed window overlooking the garden. The room includes a radiator, access to a loft hatch, and a wooden panelled door leading to the landing.

Bathroom

2.15 x 1.69 (7'0" x 5'6")

A stylish bathroom fitted with a vinyl floor and fully tiled walls, illuminated by modern spotlights. It features a sleek storage unit housing an integrated sink and toilet, along with a bath complete with a glass screen and waterfall shower head. Additional highlights include an extractor fan, chrome heated towel rail, and an obscure double-glazed window overlooking the garden. A wooden panelled door provides access to the landing.

Garden

The rear garden offers a paved patio area ideal for outdoor seating, leading onto a gravel path that winds toward a slate patio at the back of the garden. A central grass lawn is bordered by a raised sleeper bed filled with planting. Additional features include a garden shed and a log store, providing practical storage solutions.

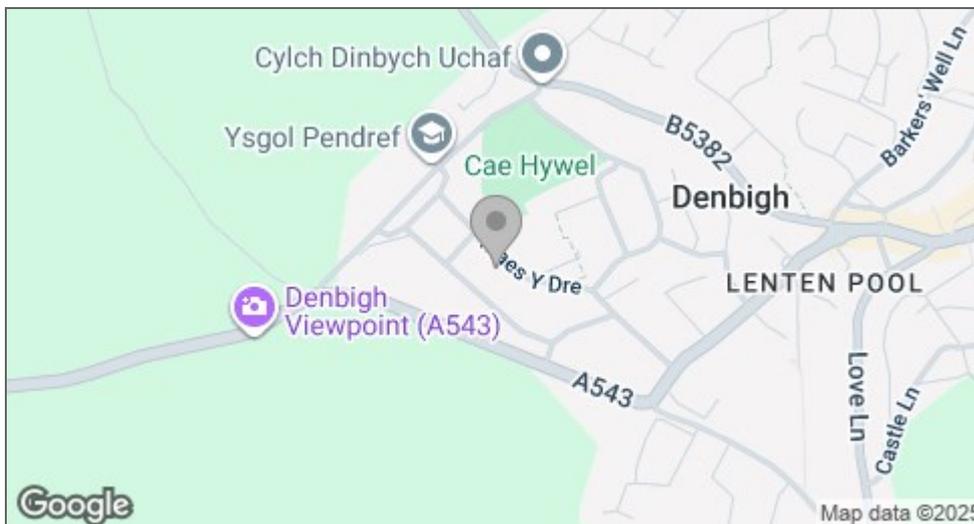












| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | 68 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - 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.

