



Glasfryn, Denbigh LL16 5AQ

£279,950

MONOPOLY BUY SELL RENT are delighted to offer for sale this deceptively spacious three-bedroom bungalow, nestled in a quiet cul-de-sac in the picturesque village of Henllan, North Wales. This well-presented home offers a generously proportioned interior, complemented by a beautifully lush garden, garage, and off-road parking. Ideally situated within walking distance of the village shop and local pub, the property perfectly balances the peace and charm of rural living with everyday convenience—making it an excellent choice for those seeking space, comfort, and a welcoming community atmosphere.

- 3 Bedrooms & 2 Bathrooms
- Local Amenities Nearby
- EPC - E
- Off-Road Parking
- Quiet Village Location
- Council Tax Band: E
- Detached Bungalow
- No Onward Chain!
- Freehold



Driveway

The property features a smart brick driveway providing off-road parking for two vehicles and access to the garage. A neatly kept lawn with a gravel surround adds to the kerb appeal, while a brick path leads to the front door. A wrap-around path continues to the rear garden, offering convenient bin storage and access through a wooden gate.

Vestibule

1.39 x 0.82 (4'6" x 2'8")

The enclosed entrance spans the length of the property and features glass sliding doors that flood the space with natural light. Inside, a ceiling light and wood-effect vinyl flooring create a welcoming atmosphere, complemented by a striking stone exterior wall that adds character. A uPVC front door with a decorative panel provides a stylish entrance to the home.

Entryway

1.53 x 4.84 (5'0" x 15'10")

The entryway is carpeted and features a coved ceiling for a touch of elegance, along with a practical cloak cupboard providing useful storage space.

Lounge

4.55 x 5.75 (14'11" x 18'10")

This inviting lounge is carpeted and filled with natural light from a charming bow window. It features a stone fire surround with a matching hearth and built-in shelving framing an electric fireplace, creating a warm and cosy focal point. A coved ceiling, radiator, and TV point add to the comfort, while a glass panelled door leads to the hallway and twin glass panelled doors open into the dining room, enhancing the sense of space and flow.

Kitchen

3.01 x 3.06 (9'10" x 10'0")

The kitchen features cream square raised cabinets and tiled splashbacks on both sides, blending style with functionality. Tiled flooring and two strip lights enhance the practicality of the space. A traditional-style sink sits beneath a double-glazed window overlooking the garden, while integrated appliances include an eye-level oven and grill, a four-burner hob, and an extractor hood. There is ample space for a freestanding fridge freezer, along with a radiator and towel rail for added convenience.

Dining Room

3.00 x 3.05 (9'10" x 10'0")

This dining room is carpeted and features a coved ceiling and a radiator for comfort. Twin glass panelled doors open into the lounge, while a painted wooden door leads to the kitchen. Glass sliding doors at the rear provide access to the garden and fill the room with natural light, creating a bright and welcoming space.



Laundry Room

1.54 x 2.96 (5'0" x 9'8")

This practical utility area features a tiled floor and offers access to the back door, hallway, and kitchen. It includes a fitted worktop with a Belfast sink and space beneath for additional appliances, providing a convenient and functional space for everyday tasks.

Hallway

4.58 x 0.88 (15'0" x 2'10")

The hallway is fully carpeted and provides access to all bedrooms and the garage, with the added convenience of an airing cupboard for additional storage.

Master Bedroom

3.30 x 3.85 (10'9" x 12'7")

This carpeted double bedroom enjoys a window overlooking the front of the property and is fitted with a radiator for comfort.

En Suite

0.75 x 2.60 (2'5" x 8'6")

The en-suite is finished to a high standard with tiled flooring and walls, featuring a standing shower, modern sink unit, and toilet. A textured front-facing window allows for natural light while ensuring privacy, complemented by a panelled ceiling and a flush-mounted ceiling light for a bright, clean finish.

Bedroom 2

2.86 x 3.99 (9'4" x 13'1")

This comfortable double bedroom is carpeted and enjoys a pleasant view of the garden through a large window. It features a radiator for warmth and built-in surround storage, offering both practicality and space efficiency.

Bedroom 3

2.42 x 2.97 (7'11" x 9'8")

This single bedroom is carpeted throughout and features a radiator and a window overlooking the garden, providing a peaceful and comfortable setting.

Bathroom

1.93 x 2.31 (6'3" x 7'6")

The shower room is stylishly finished with tiled flooring and fully tiled walls, complemented by a panelled ceiling with modern downlights. It includes a walk-in shower, a sleek sink unit, and a matching toilet unit. A towel point and extractor fan add practicality, while a textured window to the garden provides both light and privacy.



Garage

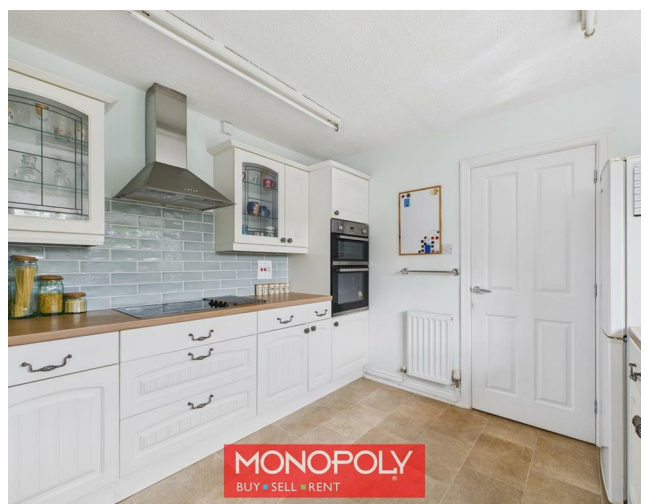
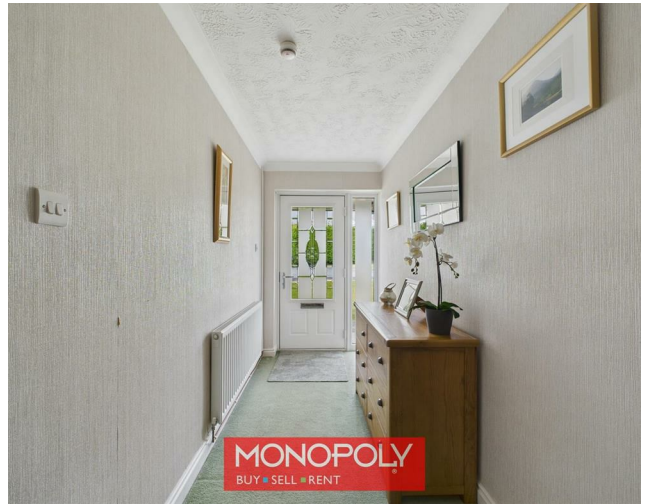
4.75 x 4.70 (15'7" x 15'5")

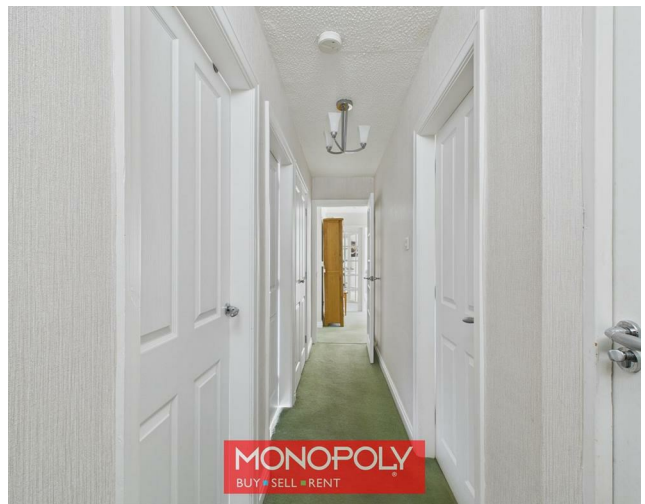
The garage offers a durable concrete floor, is fully equipped with plumbing and electricity, and can be accessed either through a large up-and-over garage door or internally via a door from the hallway, making it both practical and versatile.

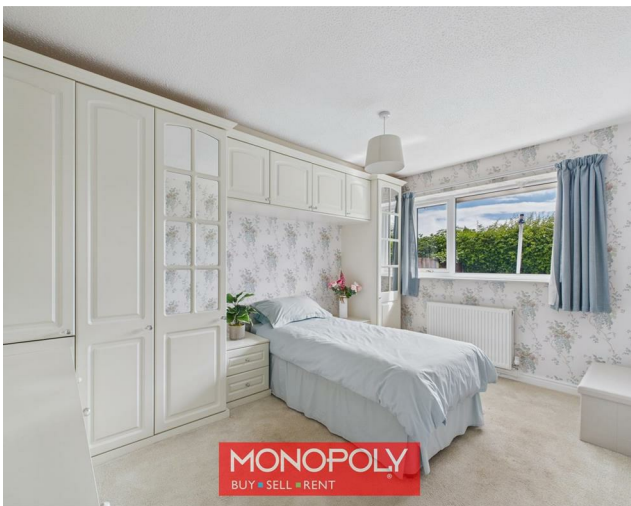
Garden

The garden is a peaceful and private outdoor space, featuring a well-maintained grass lawn, a paved patio area ideal for relaxing or entertaining, and lush surrounding foliage. A gravel border adds texture, while wooden panel fencing ensures privacy. A wrap-around path to one side provides easy access around the bungalow.

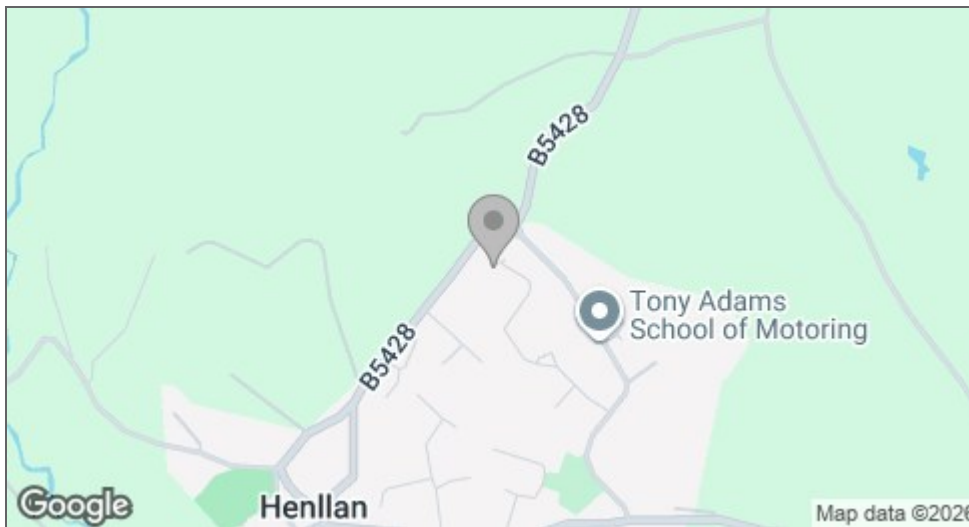
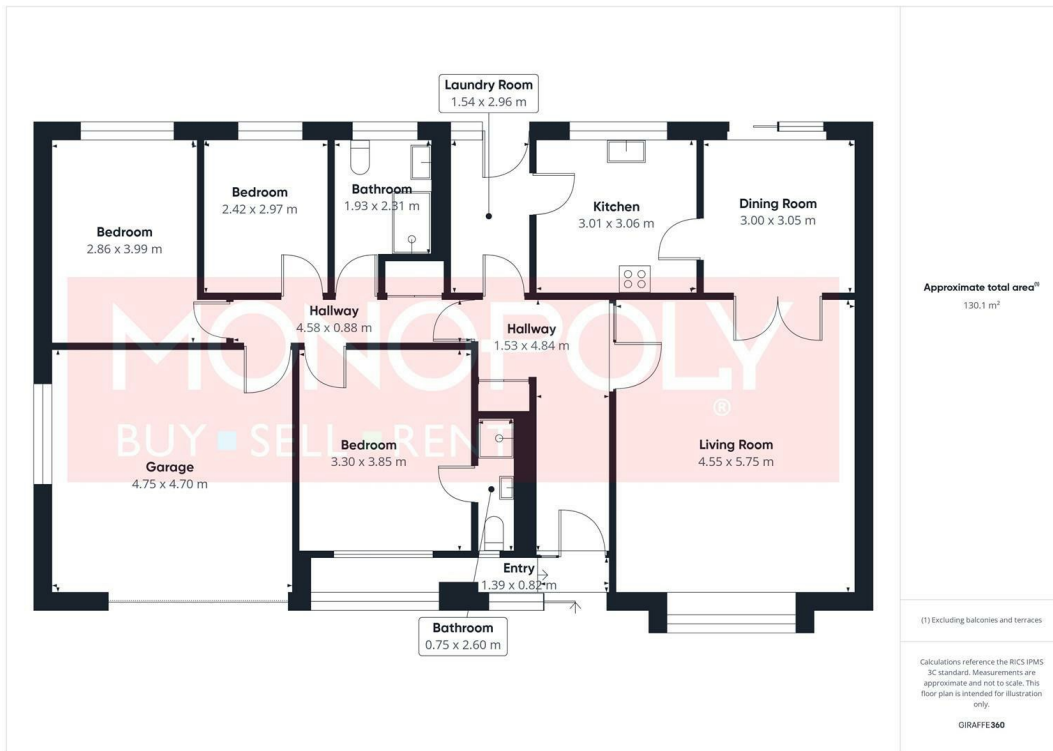












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO 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.

