



Cae Topyn, Denbigh LL16 4AX

£255,000

Monopoly Buy Sell Rent is pleased to offer for sale with no onward chain, this two-bedroom semi-detached bungalow, located in a desirable residential cul-de-sac in the historic market town of Denbigh. Built approximately four years ago, the property provides light and spacious accommodation comprising a reception hall, lounge, and a fully fitted kitchen diner featuring integrated appliances and grey high-gloss cabinetry. There are two bedrooms, with the master benefiting from a private en-suite shower room, along with a separate modern fitted bathroom. Externally, the property enjoys a generous and enclosed rear garden and a front garden with a driveway providing off-road parking for two vehicles. Further benefits include double glazing throughout, dual-zone gas central heating via a combi boiler, an alarm system, and an integrated sprinkler system. The property is offered for sale with no onward chain and includes the remainder of a 6-year LABC warranty.

- Semi Detached Bungalow
- Master Bedroom with Ensuite
- Generous Rear Garden with Shed
- Freehold Property
- Two Double Bedrooms
- Off-Road Parking for Two Vehicles
- No Onward Chain
- Council Tax Band C



Open Storm Porch

A composite front door with decorative frosted glazed panels and an outside lights leads you into the hallway.

Hallway

A welcoming hallway features durable wood-effect Karndean flooring with a useful walk-in cloak/storage cupboard, radiator and a ceiling hatch providing access to the attic space. Doors give access to the rest of the bungalow.

Master Bedroom & En-Suite

The master bedroom is a spacious double room located at the front of the property, featuring carpeted flooring, a radiator, and a double-glazed window fitted with wooden Venetian blinds. The room benefits from an en-suite shower room, fitted with a modern three-piece suite comprising a low flush WC, a vanity unit with sink and mixer tap, and an enclosed thermostatic shower with dual shower heads. The space is completed with a chrome towel radiator, part tiled walls, a privacy window, and a vinyl tile-effect floor.

Bedroom 2

Also positioned to the front of the property, the second bedroom is a well-proportioned double room with carpeted flooring, a radiator, and a double-glazed window. There is space for freestanding or built-in storage.

Bathroom

The family bathroom features a stylish white suite, including a bath with mixer shower tap, a floating vanity unit with inset sink, and a low flush WC. The room is partially tiled and includes a tall chrome towel rail, tiled effect vinyl flooring, a shaving point, a wall-mounted mirror, a privacy window, and recessed downlights.

Lounge

The spacious lounge is carpeted in a light grey tone and benefits from a bright aspect with French doors opening directly to the rear garden with coved ceiling, a radiator with shelf above and a door giving access to the kitchen.

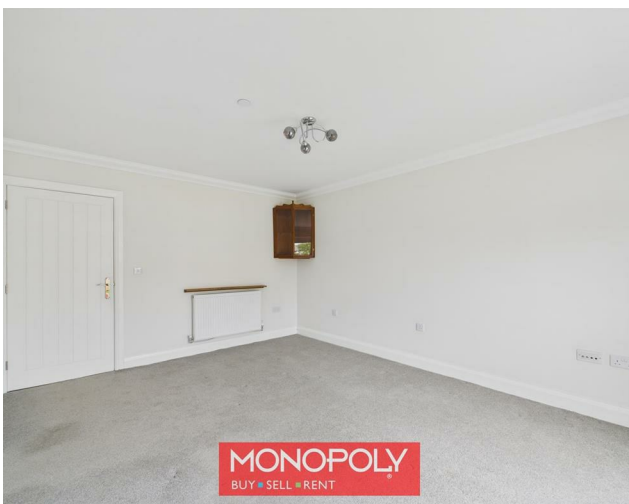
Kitchen Diner

The kitchen is fitted with a sleek range of high gloss grey units and contrasting worktops, with an integrated tall fridge-freezer, electric oven, and induction hob beneath a stainless steel extractor. There is space and plumbing for a washing machine and dishwasher, under-cupboard lighting, and a porcelain tiled floor throughout. A side window and French doors provide natural light and easy access to the rear garden. The room also offers ample space for a dining table.

Rear Garden

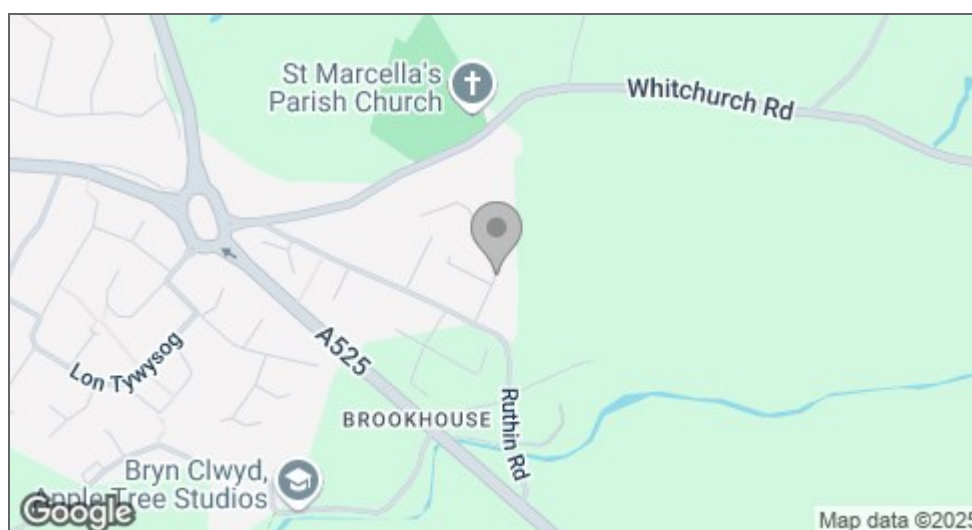
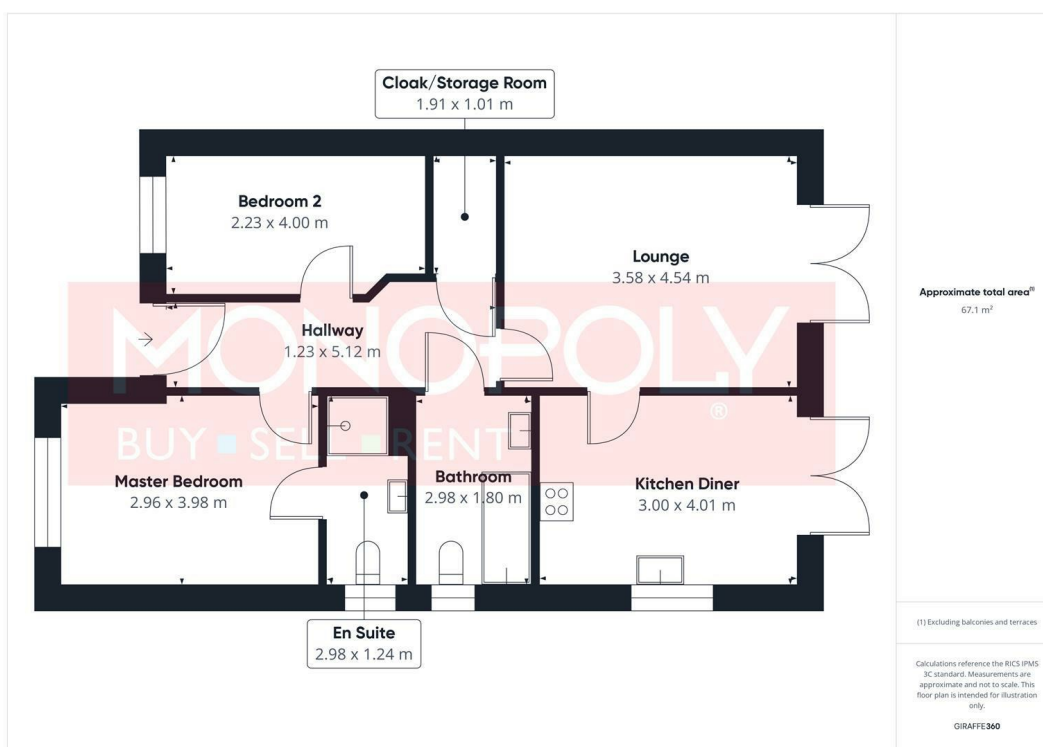
The rear garden is laid out with a paved patio area extending from both the lounge and kitchen, leading to a generous lawn enclosed by 6ft panel fencing. A timber shed provides external storage, with outdoor lighting, a water tap, and space for refuse bins. A side gate allows for front access, and the garden enjoys open views towards the nearby church. Small flower borders add a soft decorative touch.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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 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.

