



Cae Topyn, Denbigh LL16 4AX

MONOPOLY BUY SELL RENT are pleased to present this well-appointed three-bedroom home in Denbigh, offering modern living with attractive views of the Clwydian Range. A block-paved driveway with parking for three cars leads to a stylish interior featuring a bright lounge, contemporary kitchen-diner opening to the garden and a master bedroom with en suite. The private rear garden, complete with lawn, flower beds and a summerhouse, provides a peaceful outdoor retreat. Within walking distance of a convenience store and conveniently located on a bus route, this property blends rural outlook with everyday convenience.

- Three Double Bedrooms
- Bright Kitchen Diner
- Spacious Lounge
- Sought After Location
- Brilliant Transport Links
- Year Built 2019
- EPC B
- Freehold
- Council Tax Band D



Driveway

A smart block-paved driveway leads to the front door and garden gate, bordered by a neat lawn and mature planting beneath the windows. A handsome stone wall frames the frontage, offering privacy from the road, while generous off-road parking accommodates up to three vehicles.

Entry Hallway

The welcoming hallway features elegant marble-tiled flooring and a carpeted staircase rising to the first floor. Doors open to the lounge, kitchen-diner and WC, with a composite front door enhancing security and style. Practicality is built in with an understairs cupboard and an additional storage space for coats and shoes.

Lounge

A comfortable, carpeted lounge enjoys garden views through a double-glazed window fitted with PVC shutters. Coving adds a refined touch, and a radiator ensures year-round warmth.

Kitchen Diner

This bright, contemporary space combines white marble-tiled flooring with sleek grey gloss cabinetry and integrated lighting. A white speckled worktop with matching splashback complements the integrated dishwasher, oven, induction hob and stainless-steel hood. Natural light flows through a double-glazed window and twin glass doors opening to the garden.

WC

The ground-floor WC features marble-tiled flooring, a modern toilet and a hand basin with vanity storage, tiled splashback and stainless-steel mixer tap. An obscure double-glazed window and chrome towel point complete the room.

Landing

A carpeted landing provides access to all three bedrooms and the bathroom, with a loft hatch and built-in storage adding convenience.

Master Bedroom

This spacious, carpeted double bedroom includes a radiator, a double-glazed window, fitted with PVC shutters, overlooking the front and direct access to both the landing and en suite.

En Suite

The en suite offers vinyl flooring, partially tiled walls, a toilet, hand basin with vanity unit and stainless-steel mixer tap, plus a glass-fronted shower with waterfall head and a chrome towel point.

Bedroom 2

A well-proportioned, carpeted double bedroom with a radiator and a double-glazed window, fitted with PVC shutters, looking out to the garden.



Bedroom 3

Another comfortable, carpeted double bedroom with a radiator and a double-glazed garden-facing window, fitted with PVC shutters.

Bathroom

The main bathroom features vinyl flooring, partially tiled walls, a bath with overhead shower and glass screen, a toilet and a sink with drawer storage. A chrome towel rail and obscure side window provide practicality and privacy.

Garden

The rear garden is enclosed by wooden fencing and a beautiful stone wall along the roadside boundary. Flower beds frame the lawn, with a central summerhouse adding charm. A block-paved path and patio sit alongside a slate-chip area ideal for a garden shed, with a tall wooden gate offering access back to the driveway.













Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	95
(92 plus) A	
(81-91) B	84
(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	
	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.

