



Lon Wynne, Denbigh LL16 5YD

£258,500

Monopoly Buy Sell Rent are pleased to offer the detached 3-bedroom property in the sought-after development of Colomendy. The property is located on a quiet cul de sac with bus routes, amenities and excellent schools close by. Briefly comprises of lounge, kitchen diner, 3 bedrooms, family bathroom, detached garage and large chipped driveway. The property has most recently been a rental property therefore it has an electrical installation condition report (EICR) and gas certificate already in place for peace of mind for any would-be buyers.

- 3 Bedroom Detached Property
- Ample Off Road Parking
- Walking Distance To Local Amenities
- Council Tax Band D
- Close To Excellent Schools
- South Facing Garden
- Freehold Property
- VIRTUAL TOUR AVAILABLE



Entrance Hall

A UPVC door leads into the hallway with carpeted flooring and stairs. A door leads into the lounge.

Lounge

4.06 x 3.58 (13'3" x 11'8")

A large carpeted room with uPVC window to the front elevation, radiator, power points, T.V aerial and glazed double doors leading into the kitchen diner.

Kitchen Diner

4.88 x 2.92 (16'0" x 9'6")

With a range of oak effect shaker style wall, drawer and base units, stainless steel sink and drainer with mixer tap, integral electric oven, four ring gas hob with extractor fan over, void for fridge freezer and tumble dryer, plumbing for a washing machine and dishwasher, tiled splash backs, power points and uPVC window to the rear elevation. The tiled flooring flows through to the dining area with ample space for a family dining table and French doors leading out to the rear garden and patio area.

Landing

A carpeted landing with doors leading to all bedrooms and a family bathroom. There is a former airing cupboard housing the boiler with ample storage space and hatch offering loft access.

Master Bedroom

3.57 x 2.96 (11'8" x 9'8")

The carpeted double master bedroom offers ample space for bedroom furniture and a UPVC window overlooking the front elevation.

Bedroom 2

2.95 x 2.93 (9'8" x 9'7")

A second carpeted double room with uPVC window to the rear elevation, power points and radiator.

Bedroom 3

2.13 x 2.04 max (6'11" x 6'8" max)

A single room with carpeted flooring and uPVC window to the front elevation, radiator and power points. Additional storage is provided in the shape of an over stairs storage cupboard.

Bathroom

2.03 x 1.64 (6'7" x 5'4")

With a low flush W.C, pedestal washbasin with mixer tap, panelled bath with mixer tap and overhead shower, laminate flooring, extractor fan and obscure uPVC window to the rear elevation.

Front Garden

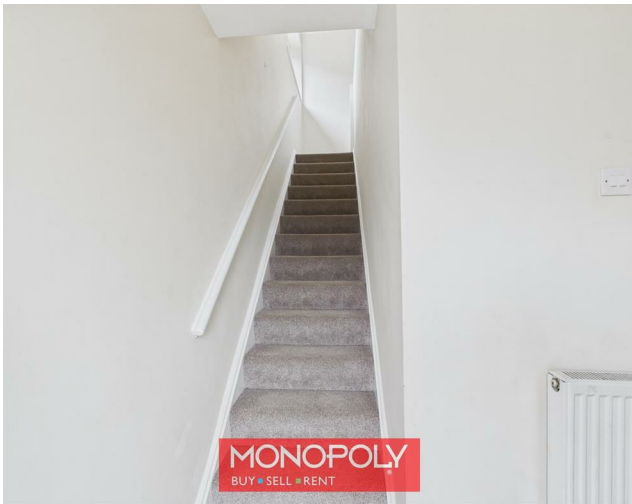
A recently upgraded chipped driveway with parking for up to 3 vehicles with an established border and panel fencing on either side. A timber gate leads to the side of the property with access to the garage.

Rear Garden



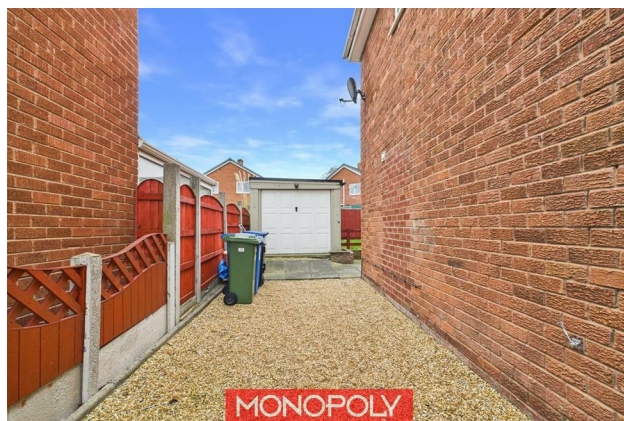
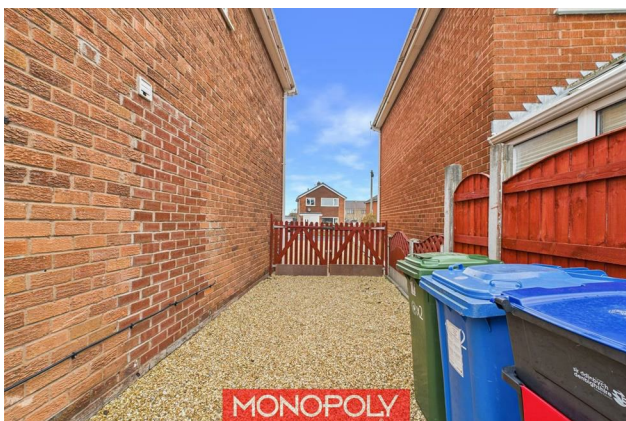
The side pathway leads to a detached garage with up and over door. The rear garden is laid to lawn with a paved patio and bound by timber fencing, outside tap and lighting. A stunning place to enjoy the forthcoming summer weather.



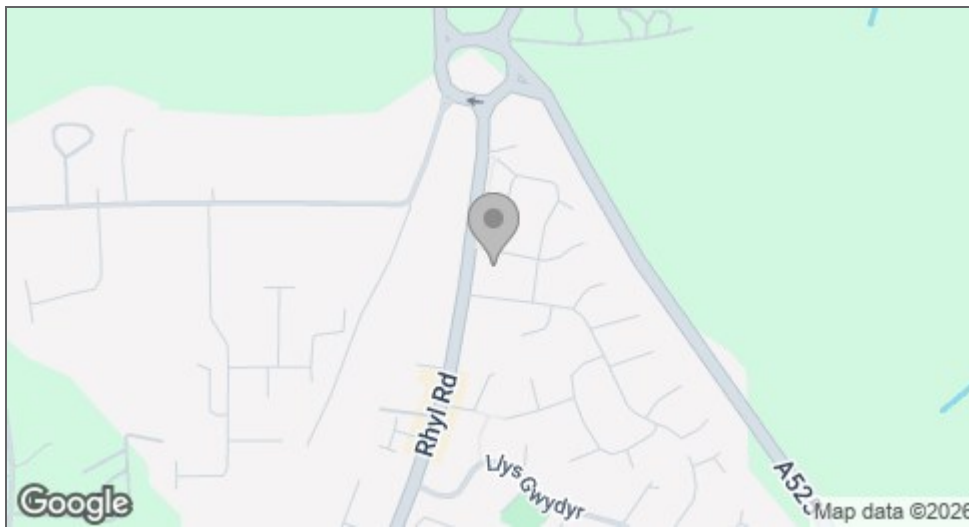












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO 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.

