



## Cysgod Y Graig, , Denbigh LL16 3TD

£269,995

Monopoly Buy Sell Rent are pleased to offer for sale this well-presented three-bedroom semi-detached home, situated in an elevated position and enjoying attractive views towards the Clwydian Range and Denbigh Castle. Offering spacious and versatile accommodation throughout, this modern family home benefits from an open-plan living and dining arrangement, a stylish fitted kitchen, a bright sunroom, master bedroom with en suite, converted carport/utility room, and a garage split to provide storage and an impressive entertaining bar space. Externally, the property boasts a south-facing rear garden, resin driveway parking for a large vehicle, lawned frontage, and a sunny landscaped rear designed for ease of maintenance and outdoor enjoyment.

- Semi Detached House
- Desirable Estate
- South-Facing Sunroom
- South-Facing Rear Garden
- Council Tax Band D
- Three Bedrooms
- Close to All Local Amenities
- Converted Carport/Utility Room
- Garage with Bar Area
- Freehold Property



## Entrance Hall

A decorative glazed uPVC front door with matching glazed side panel opens into a welcoming entrance hall finished with solid wood flooring, a contemporary grey radiator, staircase rising to the first floor, and a glazed internal door leading through to the main living accommodation.

## Living Room

The open-plan living area is a bright and inviting space with the solid wood flooring continuing through from the hallway, complemented by coved ceilings and a leaded uPVC window to the front elevation. The room flows openly into the dining area, creating an ideal layout for both family life and entertaining.

## Dining Room

The dining room continues the same attractive flooring and offers ample space for a family dining table, with a radiator and coved ceiling adding to the comfort of the room. A privacy glazed patio door opens directly into the sun room, extending the living space further.

## Kitchen

Fitted with a modern range of light grey wall and base units, finished with woodblock-effect worktops and a laminate splash back. It is well equipped with a composite sink having swan-neck detachable tap, fitted fridge freezer, integrated dishwasher, electric oven, gas hob with extractor above, and a window overlooking the rear garden. Additional features include a cupboard housing the gas combi boiler, understairs storage cupboard, radiator, and wood-effect laminate flooring.

## Sun Room

An excellent additional reception area with matching flooring, fitted with a proper roof construction, modern radiator, downlights, and windows fitted with shelving and blinds. A ceiling window adds extra natural light, while patio doors open out onto the rear garden, making this a lovely spot to sit and enjoy the sunny aspect.

## Landing

A carpeted landing with a side window bringing in natural lights, solid doors leading to all rooms, a storage cupboard over the stairs, and access to the loft via a large hatch with pull-down ladder. The loft is boarded and currently used for storage, offering excellent potential for further adaptation, subject to the necessary approvals.

## Master Bedroom

A well-proportioned double room with wood-effect flooring, fitted wardrobes to either side of the bed with overhead storage cupboards, radiator, and a front-facing window enjoying views towards the Clwydian Range. A door leads through to the en suite.

## Master En Suite

The en suite is fitted with a three-piece suite comprising a shower enclosure with electric shower, vanity unit with inset wash hand basin, and WC. The room is finished with tiled flooring, tiled walls, and a grey heated towel rail.



## Bedroom 2

Another generous double room with laminate wood-effect flooring, space for wardrobes, radiator, and a double glazed window enjoying views towards Denbigh Castle.

## Bedroom 3

A single room with laminate wood flooring, radiator, and a front-facing window with further views towards the Clwydian Range between neighbouring houses.

## Bathroom

Fitted with a white three-piece suite comprising a panelled bath with glazed shower screen and electric shower above, hand wash basin set within a vanity unit, and a low flush WC. Fully tiled walls in a contemporary two-tone finish, obscure glazed window allows for natural light with added privacy. The room also benefits from tiled flooring, shaving plugs, heated towel rail and extractor fan.

## Carport

The former carport has been cleverly adapted to provide a highly versatile additional room, currently incorporating a utility area with plumbing for a washing machine and space for a dryer. It features a resin floor, polycarbonate-style roof, wooden cladding with insulated laminate sides, stable door to the rear, sliding door to the front, tarpaulin sides, and wall lighting.

## Garage

The garage has been divided into two useful sections. The front portion remains practical storage space and benefits from an electric roller shutter door, while the rear has been transformed into a stylish bar and entertaining area with laminate flooring, insulation, lighting, fitted bar, and French patio doors opening out to the garden.

## Front Garden

The front of the property offers a resin driveway providing parking for a large vehicle and access to the front door and converted carport room. A lawned garden with flower borders and a paved pathway adds to the kerb appeal, with attractive surrounding views enhancing the setting.

## Rear Garden

The south-facing rear garden has been designed for low maintenance and enjoyment, featuring a decked seating area, astro turf, composite fencing to either side, and a brick wall boundary to the rear. There is also a prefabricated shed, access to the garage, external electric points, and a sunny aspect ideal for relaxing or entertaining.

## Additional Information

All fascias have been replaced within the last year, a new conservatory roof was installed approximately two years ago, and the resin driveway was laid around two years ago. The loft is fully insulated and boarded for storage, while the kitchen was newly fitted approximately three years ago. A remote-controlled electric garage door was also fitted around two years ago.

## Disclaimer

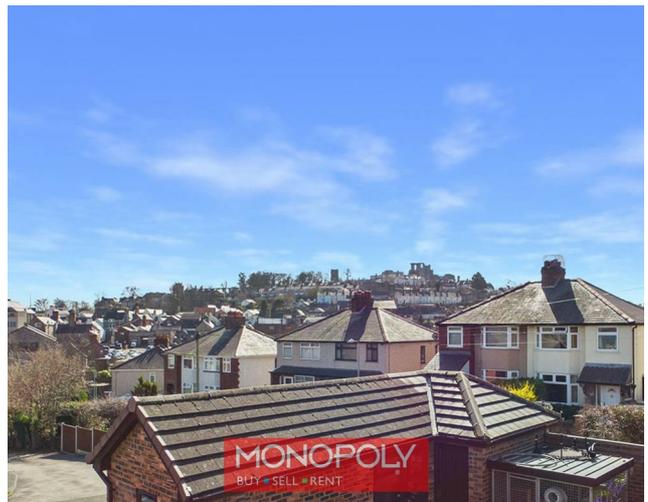


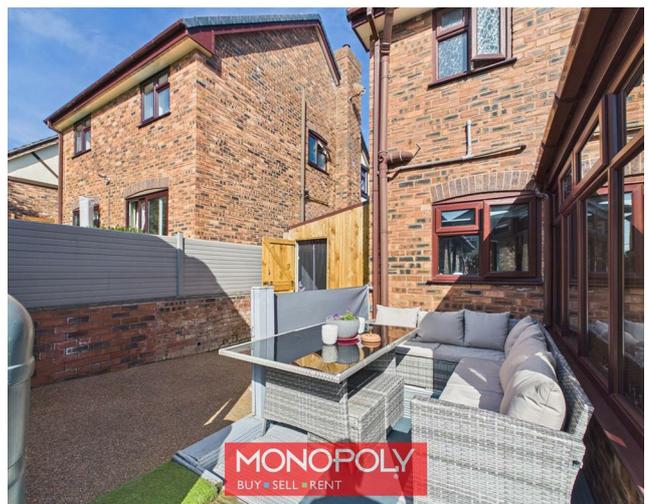
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 71                      | 77        |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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