



MONOPOLY®
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Llys Y Wennol, Henllan, Denbigh LL16 5AZ £289,950

Monopoly Buy Sell Rent is delighted to offer this well-presented three-bedroom detached bungalow, available with no onward chain, and located in the sought-after village of Henllan. Set in a peaceful village location with countryside views, the property benefits from a garage, conservatory, well-maintained gardens, ample off-road parking, and solar panels that are fully owned and not part of any tariff or payment scheme.

The spacious and versatile accommodation includes a welcoming vestibule and hallway, a modern fitted kitchen, a generous lounge/dining area, and a bright conservatory. There are two double bedrooms, including a master with en suite, a further single bedroom currently used as a home office, and a modern family bathroom.

Set within easy-to-maintain gardens and enjoying far-reaching rear views, this well-cared-for home offers excellent space, storage, and comfort, making it ideal for families or those seeking a quiet rural lifestyle. Early viewing is strongly recommended to fully appreciate the location, space, and presentation on offer.

- Spacious 3-Bedroom Detached Bungalow
- Edwardian-Style Conservatory
- Master Bedroom with En-Suite Shower Room
- Driveway Parking for Several Vehicles & Garage
- Solar Panels, which are Owned Outright
- Generous Lounge with Stone Fireplace
- Modern Kitchen with High-Gloss Units
- Large Rear Garden with Views & Timber Shed
- Quiet Village Location with Excellent Storage
- No Onward Chain



Entrance Vestibule

Entered via a dark green composite front door with subtle decorative glazing, the vestibule offers lighting, sockets, coved ceiling, and wood-effect laminate flooring. A glazed door opens into the main hallway.

Hallway

A spacious central hallway with matching flooring, coved ceiling, radiator, and doors leading to all principal rooms. Additional features include a storage cupboard with radiator and a hatch with pull-down ladder to a part-boarded attic, ideal for storage.

Kitchen

A bright and welcoming kitchen featuring a tiled decorative floor and a stylish range of cream high-gloss units. Appliances include an electric oven, induction hob with extractor fan, and a composite cream sink set against a tiled splashback. With two double-glazed windows overlooking the rear garden, with space for a dining table and fridge. A door leads into the integral garage.

Lounge / Dining Room

A generously proportioned living space with wood-effect flooring and a striking central stone fireplace featuring a slate mantle and hearth, currently housing an electric log-burner style fire. The room benefits from two radiators, coved ceiling, space for a dining table, and wooden doors opening into the conservatory. A double-glazed window overlooks the rear garden.

Conservatory

An Edwardian-style conservatory with laminate wood-effect flooring, double-glazed windows with vertical blinds, and a polycarbonate roof. French doors lead out to the rear garden, making this an ideal additional sitting or dining area. Equipped with sockets.

Bathroom

The main bathroom comprises a three-piece suite including a deep bath, WC, and pedestal wash basin. Fully tiled walls with a decorative border, privacy window with pelmet, radiator, extractor fan, and a carpeted floor.

Master Bedroom

A spacious double bedroom featuring a box bay window with pelmet, fitted glass-fronted wardrobes, and carpeted flooring. A door leads through to the en-suite.

Master En-Suite

Fitted with an enclosed shower with thermostatic control, vanity unit with hand-wash basin, WC, fully tiled walls with decorative border, radiator, privacy window, and extractor fan.

Bedroom 2

A generous double bedroom with dual-aspect double-glazed windows, fitted mirrored sliding wardrobes, carpeted floor, and radiator.



Bedroom 3

A single bedroom currently used as a home office, featuring carpeted flooring, radiator, and double-glazed window.

Garage

Accessed via an up-and-over door, the garage benefits from a window to the side, UPVC rear door, water supply, sockets, and a hatch to a small attic. Housing a Worcester oil-fired boiler, there is also a step and internal door leading directly into the kitchen, offering excellent practicality.

Front Garden & Driveway

To the front, the property boasts a block-paved driveway providing parking for several vehicles. Low-maintenance golden gravel borders with mature planting enhance kerb appeal. There is direct access to the garage and block-paved pathways down both sides of the property leading to the rear garden.

Rear Garden

A well-maintained rear garden enjoying hillside views over Henllan rooftops, laid mainly to lawn with golden gravel borders, mature planting, and a patio seating area. Additional features include a timber shed, oil tank, block-paved pathways, timber gates to both sides, and picket fence and hedge boundaries.

Additional Information

The property is equipped with solar panels, which are owned outright and are not subject to any feed-in tariff.

Important Information

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 details must therefore be taken as a guide only.

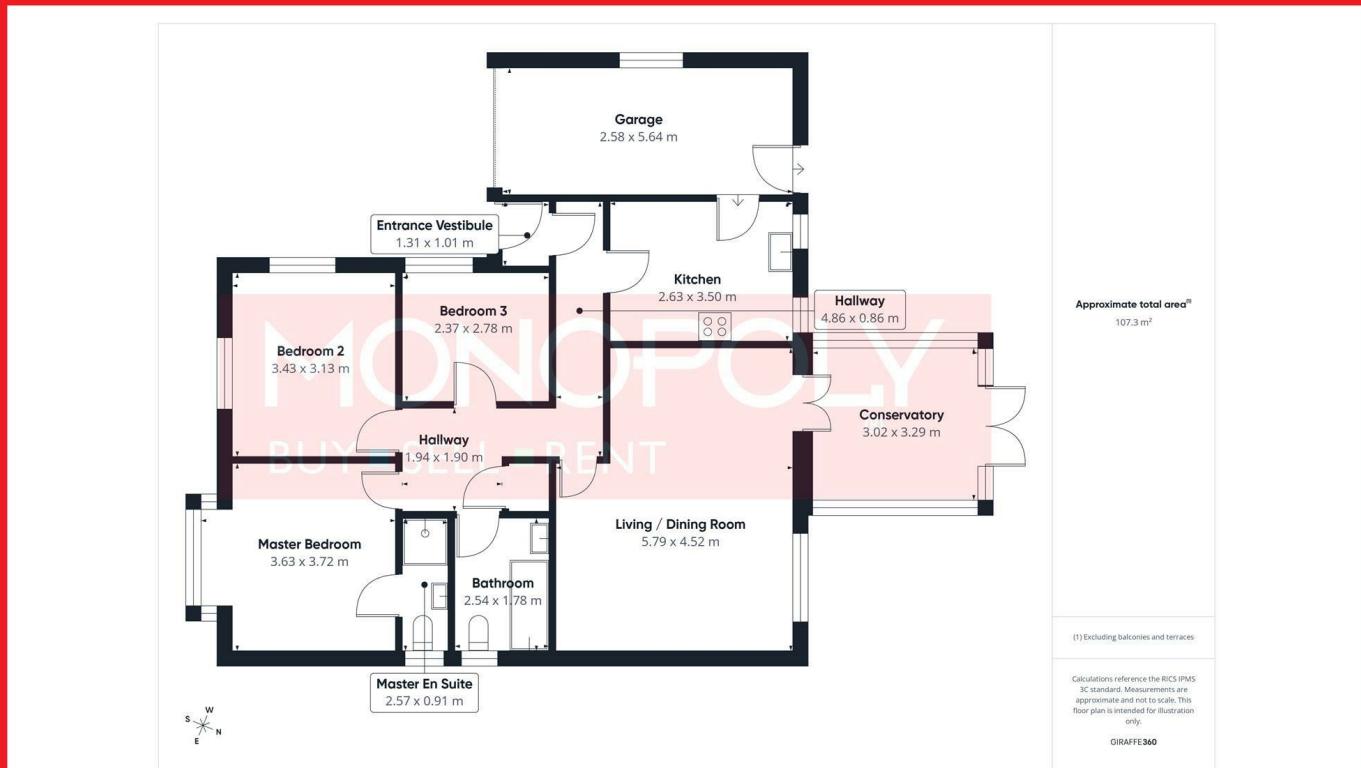












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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