



## Cae Topyn, Denbigh LL16 4AX

**£260,000**

Monopoly Buy Sell Rent are delighted to offer for sale this beautifully presented two double bedroom semi-detached bungalow, located in the sought-after residential area of Cae Topyn. Ready to move straight into, the property enjoys stunning rear views towards Moel Arthur and the Clwydian Range, alongside well-maintained accommodation, off-road parking for two vehicles and a private and enclosed rear garden. A superb opportunity for those seeking single-level living in an enviable setting with countryside on your doorstep.

- Semi-Detached Bungalow
- Two Double Bedrooms
- En Suite to Master
- Views of Moel Arthur
- Freehold Property
- Well Presented Throughout
- Driveway Parking for Two
- Low Maintenance Garden
- Sought-After Location
- Council Tax Band C



## Open Storm Porch

A practical porch, complete with doorbell, key safe and exterior lighting, features a composite front door with decorative frosted leaded glazing, opening into the hallway.

## Hallway

A welcoming and spacious entrance hallway, finished with a coved ceiling and offers a practical cloaks cupboard with lights, radiator, a hatch gives access to the loft, with doors leading to all principal rooms.

## Living Room

A comfortable and well-proportioned living room featuring soft carpeting and an attractive coved ceiling. French doors fitted with Venetian shutters open out to the rear, framing delightful views across the garden towards the Clwydian Range, creating a bright and relaxing space to unwind.

## Kitchen Diner

A well-appointed kitchen with tiled flooring and ample space for a dining table, fitted with a range of units incorporating integrated appliances including fridge freezer, washing machine and dishwasher, alongside an electric oven with induction hob and stainless steel extractor hood. A stainless steel sink sits beneath the double-glazed window, with a cupboard housing the boiler. French doors, again with shutters, provide direct access to the rear garden and maximise the impressive outlook.

## Master Bedroom

A generous double bedroom positioned to the front of the property, featuring a large window allowing for plenty of natural light, fitted carpet and aerial point. A door leads through to a modern master en suite.

## Master En Suite

Fitted with a contemporary three-piece suite comprising a vanity unit with inset wash basin, low flush WC and a shower enclosure with thermostatic shower. The room is finished with partially tiled walls with a sleek silver trim, complemented by a chrome towel rail, shaving point and a privacy window.

## Bedroom 2

A further double bedroom, also located to the front, offering a versatile space ideal for guests, family or use as a home office. Finished with carpet, radiator and ample room for wardrobes or storage.

## Bathroom

A bright and contemporary, finished to a high standard, featuring a modern white suite comprising a panelled bath with shower over and glazed screen, low flush WC and a sleek vanity unit with inset sink. Neutral tiling with decorative detailing, recessed ceiling spotlights and a chrome heated towel rail. A privacy window provides natural light, while the overall design offers a clean, fresh and low-maintenance finish.

## Front Garden

To the front, a block paved driveway provides off-road parking for two vehicles, complemented by a neatly maintained lawn, mature shrub borders, a slate border with an attractive blossom tree. An open porch leads to the front door, while gated side access provides a convenient route through to the rear garden.

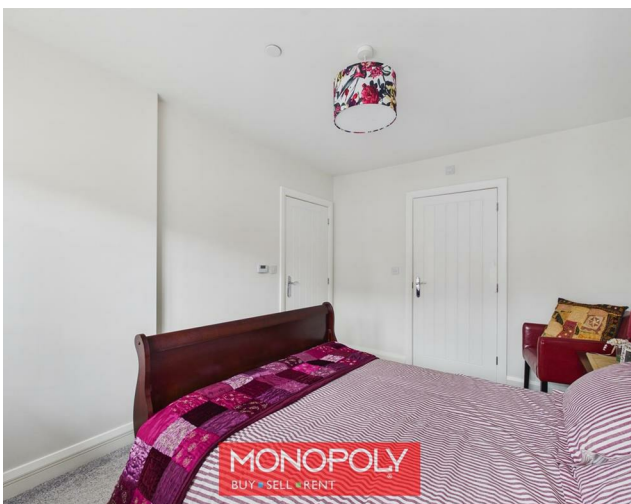
## Rear Garden



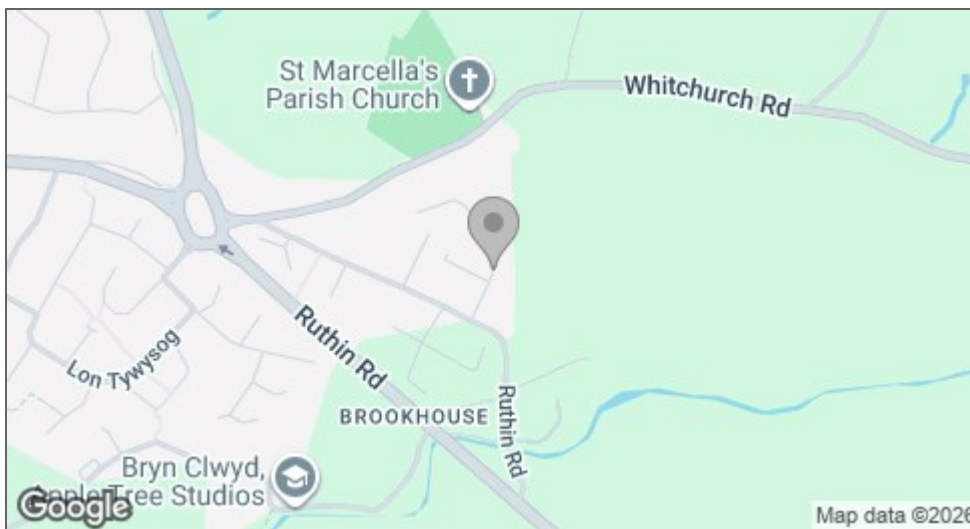
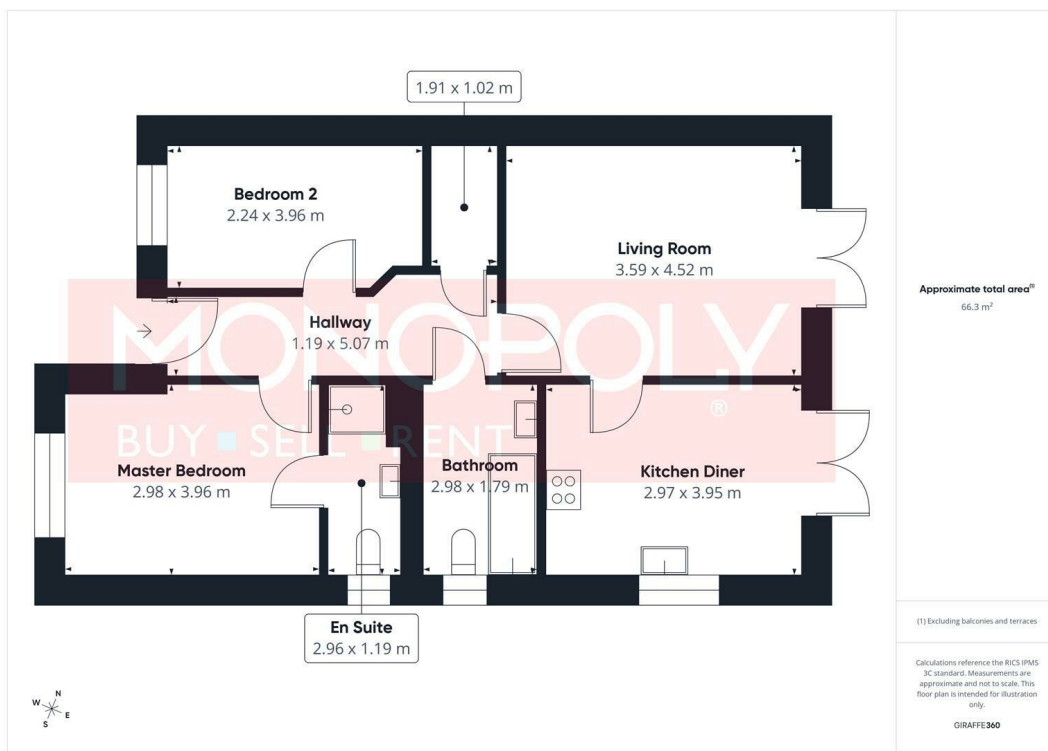
Mainly laid to lawn with a paved patio seating area and timber shed, all enjoying uninterrupted views towards Moel Arthur and the surrounding Clwydian Range, creating a peaceful and scenic outdoor space bounded by vertical panelled fencing.











Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	95
(92 plus) A	
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
	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	

**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.

