



Castle View Estate, Denbigh LL16 3EG

£198,000

This well-presented property in Denbigh offers spacious, versatile living across two floors, featuring a bright lounge, a cosy parlour, a practical kitchen, and three comfortable bedrooms. The home benefits from a generous rear garden with patio and lawn, ample storage options, and a welcoming block-paved frontage with driveway access to outbuildings. Ideally situated in a sought-after area, the property is just a short walk from a range of local amenities, making day-to-day living convenient and enjoyable. Excellent local schools are close by, adding to the appeal for families seeking a well-located and well-proportioned home in this popular market town.

NO ONWARD CHAIN

- Three Bedroom Property
- Spacious Reception Rooms
- EPC (In Progress)
- No Onward Chain
- Freehold
- Council Tax Band C
- Ample Off Road Parking
- Local Amenities Nearby
- Convenient Transport Links
- Excellent School Catchment Zone



Driveway

A slab-paved front garden framed by brick walls offers an inviting approach, with gravel borders and a concrete driveway leading through to the garden sheds.

Entry Hallway

3.63 x 1.72 (11'10" x 5'7")

A welcoming hallway with carpeting and a carpeted staircase to the first floor, featuring a painted banister with a wooden handrail. The UPVC front door includes obscure glass panels, complemented by a picture rail and a storage heater.

Lounge

3.70 x 3.42 (12'1" x 11'2")

A bright, carpeted lounge enhanced by a double-glazed bay window with decorative glass. A picture rail adds character, while the smooth white stone-tiled fireplace with matching hearth forms a focal point alongside a storage heater.

Kitchen

3.44 x 1.71 (11'3" x 5'7")

This kitchen features vinyl flooring, wooden cabinetry, and a dark speckled worktop with stainless steel sink and tap. A tiled splashback and double-glazed side window brighten the space, with access provided through an obscured-glass UPVC back door, as well as internal wooden doors leading to the hallway and parlour.

Parlour

3.79 x 3.43 (12'5" x 11'3")

A cosy, carpeted parlour overlooking the garden through a double-glazed box bay window. The room includes an electric fireplace with butcher-tile hearth, built-in storage housing the water tank, additional lower storage, and a storage heater.

Landing

2.79 x 1.01 (9'1" x 3'3")

A carpeted landing connecting all bedrooms and the bathroom, naturally lit by a single-glazed side window.

Master Bedroom

3.34 x 3.26 (10'11" x 10'8")

A spacious, carpeted double bedroom featuring a ventilated chimney breast, built-in storage, a picture rail, and a double-glazed window to the front.

Bedroom 2

3.36 x 3.23 (11'0" x 10'7")

A bright double bedroom with carpeting, built-in airing cupboard above the ground-floor water tank, picture rail, loft access, and a double-glazed window with views over the garden.



Bedroom 3

2.20 x 1.94 (7'2" x 6'4")

A comfortable carpeted room ideal as an office or single bedroom, with a picture rail and a double-glazed front window.

Bathroom

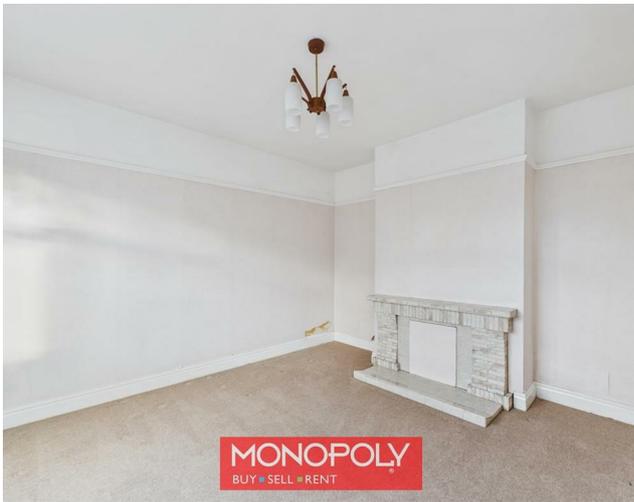
1.97 x 1.93 (6'5" x 6'3")

A functional bathroom with carpeted flooring, tiled walls, a bath, sink, and WC. Features include an electric wall-mounted heater, double-glazed obscure window, wall vent, loft access, and a wooden door from the landing.

Garden

A generous rear garden with a slab-paved patio, lawn, and paved pathways bordered by flower beds. The space is enclosed by a mix of wooden panel fencing, brick walls, and UPVC panels, and includes a large corrugated metal shed with windows and a smaller garden shed, both on concrete bases.





MONOPOLY

BUY ■ SELL ■ RENT

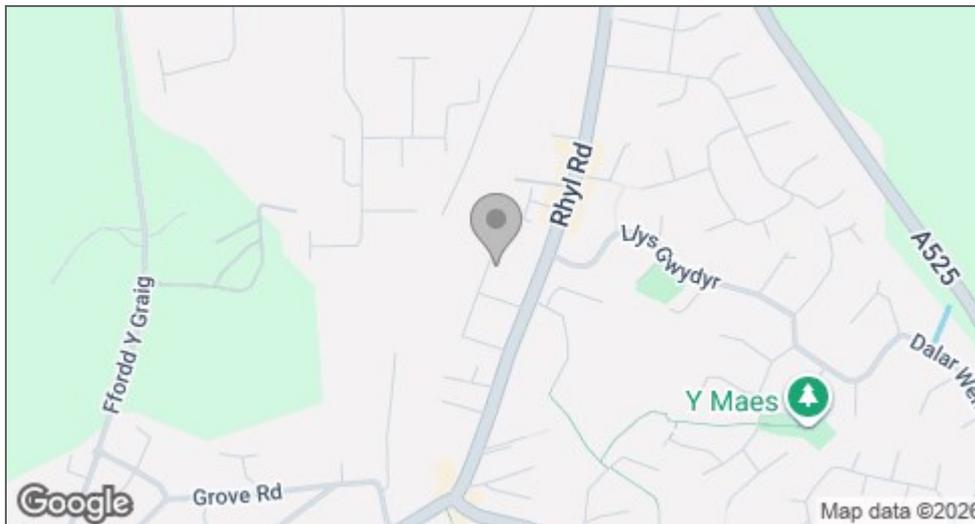
01745 770575

denbighshire@monopolybuysellrent.co.uk

www.monopolybuysellrent.co.uk







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E			
(21-38) F		30	
(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.

