



## Ffordd Colomendy, Denbigh LL16 5UT

### £238,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented three-bedroom home, ideally located on Ffordd Colomendy in Denbigh. The property offers spacious accommodation including a bright lounge, a generous kitchen diner, three well-proportioned bedrooms, and a modern family bathroom, along with the added benefits of a utility room and detached garage.

Externally, the home enjoys a wrap-around garden with lawned areas, established hedging for privacy, and attractive pathways. Conveniently situated close to town, local amenities, schools, and historic landmarks such as Denbigh Castle, the property also benefits from excellent transport links to nearby towns including Rhyl and Chester via the A55 expressway.

- Freehold
- Three Bedroom Home
- Detached Garage & Off Road Parking
- EPC D
- Open Plan Layout
- Good Transport Links
- Council Tax Band C
- Family Friendly Location
- Nearby Local Amenities



## Entry Hallway

Welcoming entrance hallway featuring a uPVC front door with decorative glazed panel and a double glazed side window, allowing in plenty of natural light. The space is carpeted and includes a radiator, with carpeted stairs and a wooden handrail leading to the first-floor landing. A wooden door provides access to the lounge.

## Lounge

A bright and spacious reception room boasting a large double glazed bay window with a deep sill. Finished with wood-effect laminate flooring and a decorative dado rail, the lounge also benefits from twin wooden doors with glazed panels opening into the kitchen diner, creating a sociable flow. Radiator and internal access back to the hallway.

## Kitchen Diner

A functional and well-proportioned kitchen diner offering ample space for a dining table and chairs. Fitted with white cabinetry and speckled worktops, along with a stainless steel sink. There is provision for a separate oven and hob, as well as space for a fridge freezer. Additional features include tile-effect vinyl flooring, radiator, under-stairs storage, and a double glazed window. A rear double glazed door with side window provides access to the garden.

## Landing

Carpeted landing with built-in storage, airing cupboard, and loft access hatch. A double glazed window to the front elevation brings in natural light.

## Master Bedroom

Comfortable double bedroom with fitted carpet, built-in wardrobe, radiator, and a double glazed window to the side.

## Bedroom 2

A further generously sized double bedroom with carpet, radiator, and a double glazed side window.

## Bedroom 3

A well-proportioned third bedroom featuring fitted carpet, built-in wardrobe, and a double glazed side window.

## Bathroom

Modern family bathroom fitted with a bath and overhead shower with glass screen. Includes a WC and hand basin set within a vanity unit providing useful storage. Finished with vinyl flooring, partially tiled walls, a small radiator, and a double glazed obscure window.

## Garden

Generous wrap-around garden mainly laid to lawn, bordered by brick posts and wooden fencing. Concrete pathways lead through the space, complemented by slate chip planters. Mature hedging provides a good degree of privacy, while a slate-tiled step leads up to the front entrance.



## Utility

Useful additional space with wood-effect laminate flooring, partially tiled walls, and a speckled worktop. Includes space for both a washing machine and dryer.

## Garage

Detached garage with double wooden doors providing vehicle access. Constructed with brick walls and a metal sheet roof, offering practical storage or workshop potential.





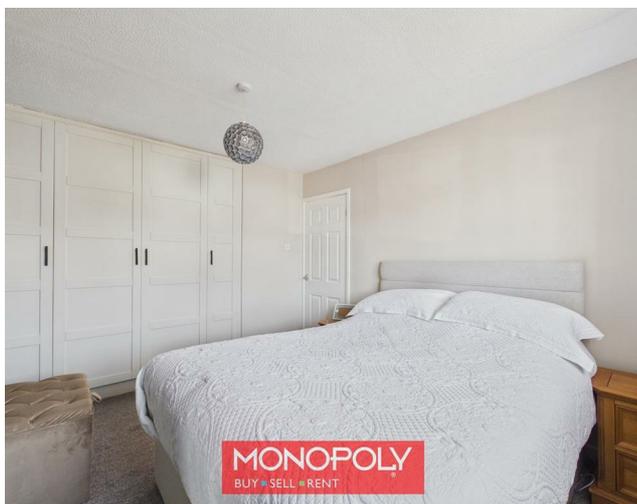
# MONOPOLY

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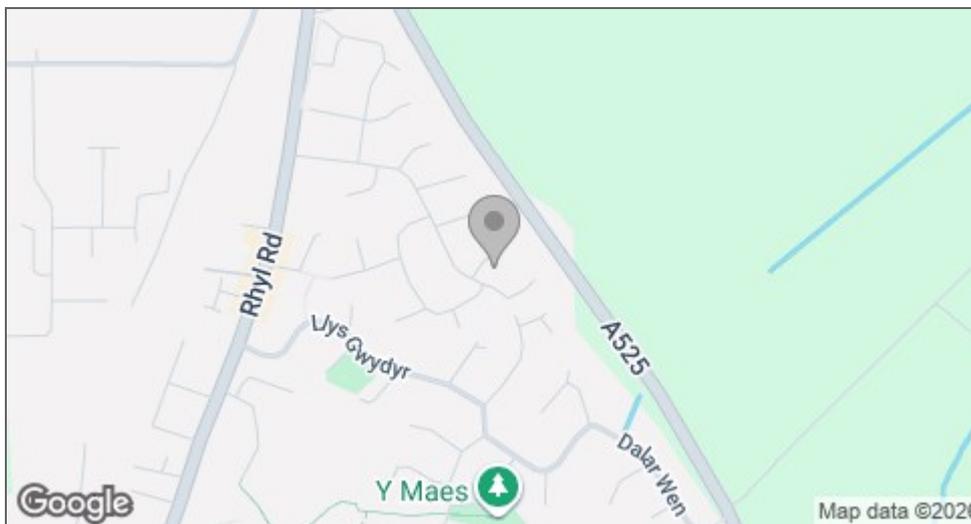
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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 87        |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   | 67      |           |
| (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                         |         |           |

#### 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.

