



Crud Y Castell, Denbigh LL16 4PJ Offers In Excess Of £200,000

Monopoly Buy Sell Rent are pleased to offer for sale this newly decorated semi-detached bungalow located in a sought-after residential area of lower Denbigh situated on a quiet cul-de-sac, close to all local amenities with good road links and the local bus route nearby. This well-presented bungalow comprises a good-sized lounge with gas fire, a modern fitted kitchen, two double bedrooms and a newly fitted three-piece bathroom. The property benefits from gas central heating and has double glazed windows throughout with a large minimal maintenance and enclosed rear garden with an extended detached garage having a utility area at the rear and a long driveway to the side providing off road parking. No onward chain.

- Semi Detached Bungalow
- Private & Enclosed Rear Garden
- Extended Detached Garage
- Freehold Property
- 2 Double Bedrooms
- Ample Off Road Parking
- No Onward Chain
- Council Tax Band C



Hallway

A metal framed glazed front door leads you into this 'L' shaped hallway with wood effect laminated flooring, useful cloaks cupboard having lights, shelves and hook with doors leading you into all rooms.

Lounge

A generous lounge with a newly laid carpet having a large eight pane double glazed window overlooking the front of the property with a radiator underneath with central feature fireplace housing a wall mounted gas fire.

Kitchen

The wood laminate flooring continues through into this modern fitted kitchen having grey-blue range of units with granite effect worktops, an integral electric oven with gas hob and a stainless-steel extractor fan above, stainless steel sink with mixer tap and a chrome heated towel rail. Downlights, hatch gives access to the loft with a double-glazed window and door opens into the rear garden.

Master Bedroom

Good sized double bedroom with newly laid carpet with a double-glazed window overlooking the rear garden with radiator underneath.

Bedroom 2

A dual aspect double bedroom with a double-glazed window overlooking the front and the side of the property with new carpet and a radiator.

Bathroom

Newly fitted three-piece bathroom suite comprising a modern white panelled bath with thermostatic shower over having a large rainfall shower head and smaller adjustable smaller shower head, wall mounted hand wash basin and a corner fitted low flush WC. Fully tiled walls and tiled flooring with downlighting, chrome heated towel rail and a privacy glazed window overlooking the side of the property.

Garage

An extended garage with a utility room at the back having lights, electrical points, stainless steel sink with water, metal door, a pedestrian door and a flat roof.

Front Garden

A tarmacked driveway providing parking for two or more vehicles with a gravelled easily maintained garden with privacy hedging.

Rear Garden

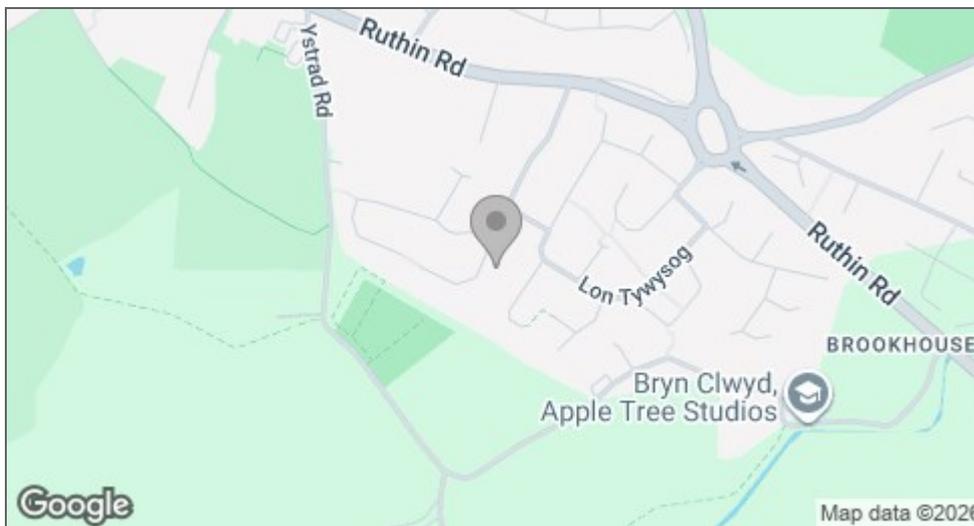
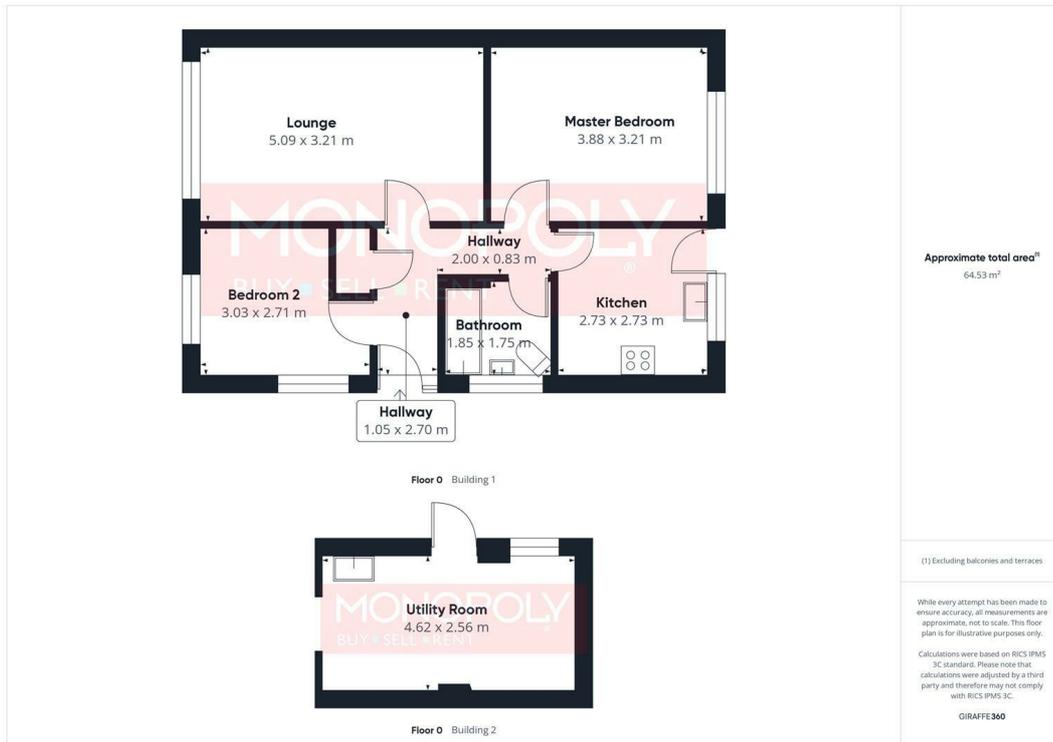
A south easterly facing rear garden with two paved patio areas with a lawn area, mature raised borders with a timber gate accessing the driveway and a pedestrian door into the utility room at the rear of the garage with outdoor lights and water tap.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(54-68) D		68	
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) 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.

