



Llys Clwyd, Denbigh LL16 4AY

£300,000

Monopoly Buy Sell Rent is delighted to present this intelligently updated and highly efficient three-bedroom detached home, located in a sought-after area. Fully rewired in 2014 and equipped with smart lighting, floodlighting, and voice-controlled features throughout, this modern property blends cutting-edge technology with everyday practicality. Highlights include a stylish kitchen installed in 2020, luxury bathrooms with high-end finishes, and smart-enabled features such as Alexa-controlled shower and lighting. The home benefits from a Greenstar 30i boiler (installed September 2020 with 5 years warranty remaining), LED lighting throughout (internal and external), fixed hard-wired smoke alarms, and extraction systems in all wet areas. The property also boasts generous off-road parking for four vehicles, a block-paved driveway with pillar lighting, and low-maintenance external features.

- Fantastic 3 Bedroom Bungalow
- Close To Local Amenities
- Council Tax Band D
- Sought After Location in Lower Denbigh
- Extended To add Large Master Bedroom, Ensuite and Dining Room
- EPC Pending



Hallway

The hallway benefits from laminate flooring and a composite front door, creating a clean and durable entrance. LED lighting and integrated smart controls enhance the space. Doors lead to lounge, family bathroom, dining room and bedroom 2.

Lounge

A welcoming L-shaped lounge featuring laminate flooring and a contemporary wall-mounted electric fire. This space is designed for comfort and simplicity, with smart lighting integrated for ease of use and ambience. There is ample space for a home office as well as seating for a large family.

Kitchen

Installed in August 2020, the sleek kitchen features high-gloss grey J-handle wall and base units with integrated appliances including an electric hob, oven/grill, microwave, and fridge. Laminate worktops provide a practical workspace, and a dedicated void is available for a washing machine. Inset downlights (90-minute fire-rated) complete the modern design. There is space for a small table and chairs with a UPVC door leading to the rear garden.

Dining Room

A versatile dining space with laminate flooring, downlighting, and built-in HDMI and RS232 connections, making it suitable for both formal dining and media use. There is space for a wall-mounted television with a wonderful social space for family gatherings.

Master Bedroom

A vast, stylish master bedroom with laminate flooring, built-in wardrobes, and French doors opening onto the rear garden. Starburst LED lighting and a built-in bookcase add a bespoke finish. The room offers space for a super-king bed with additional space as pictured for a sofa.

Ensuite

This luxury en-suite features floor-to-ceiling tiling, a dual mixer shower, vanity sink unit, low flush WC, granite flooring, a chrome ladder-style radiator, and a wall-mounted cabinet. It also includes a humidity-controlled extractor fan and is connected to Alexa for smart control.

Bedroom 2

A front-facing double bedroom with laminate flooring, coving, TV and aerial points, and double built-in wardrobes, offering ample storage and modern comforts.

Bedroom 3

A unique room with a mezzanine level that accommodates a standard double bed above a spacious floor area below—perfect as a flexible living or work space for a teenage child.



Family Bathroom

A stunning main bathroom fully tiled floor-to-ceiling and fitted with a Mira smart digital mixer, custom rainfall shower head, low flush WC, and a stone basin with vanity. Additional highlights include a chrome ladder radiator, privacy-glazed window, a halo-lit drop ceiling with integrated downlights, and premium detailing throughout.

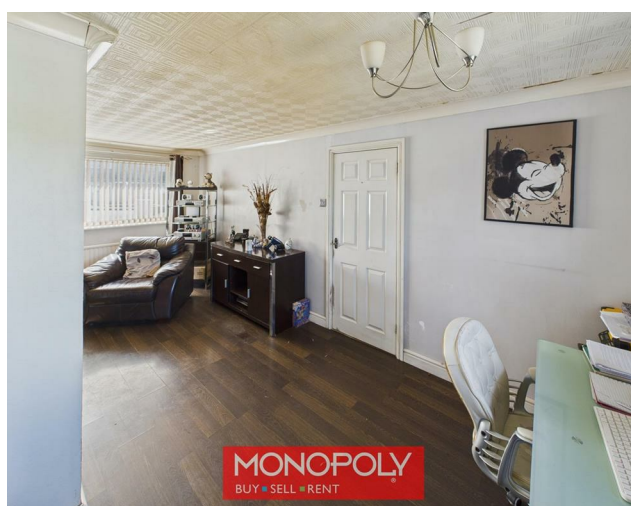
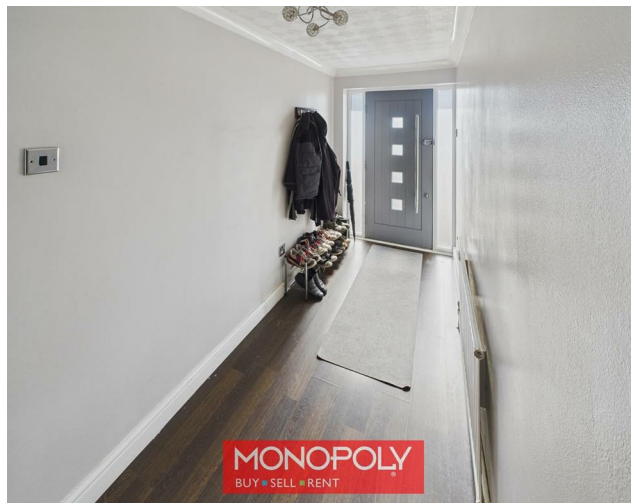
Front Garden

The front garden includes a block-paved driveway with space for four vehicles, two double external sockets, lighting on all five pillars with smart-controlled front lighting.

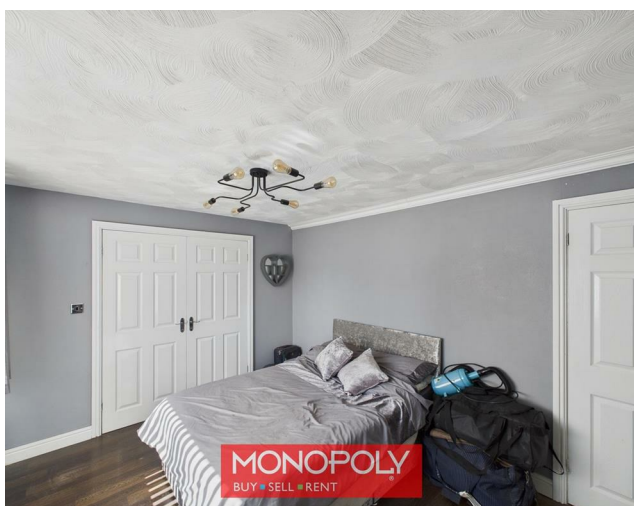
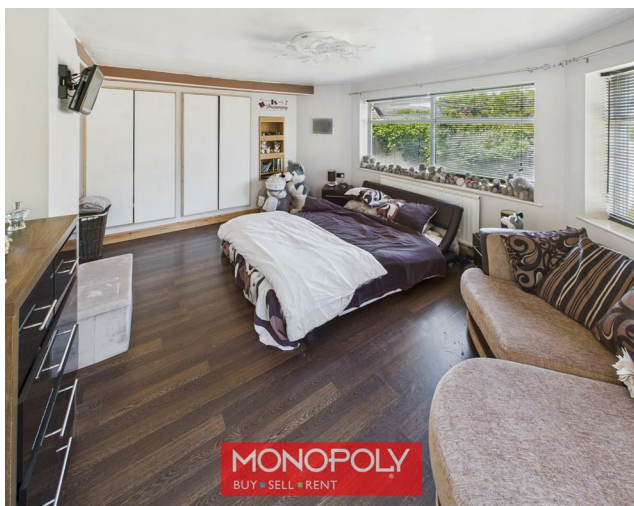
Rear Garden

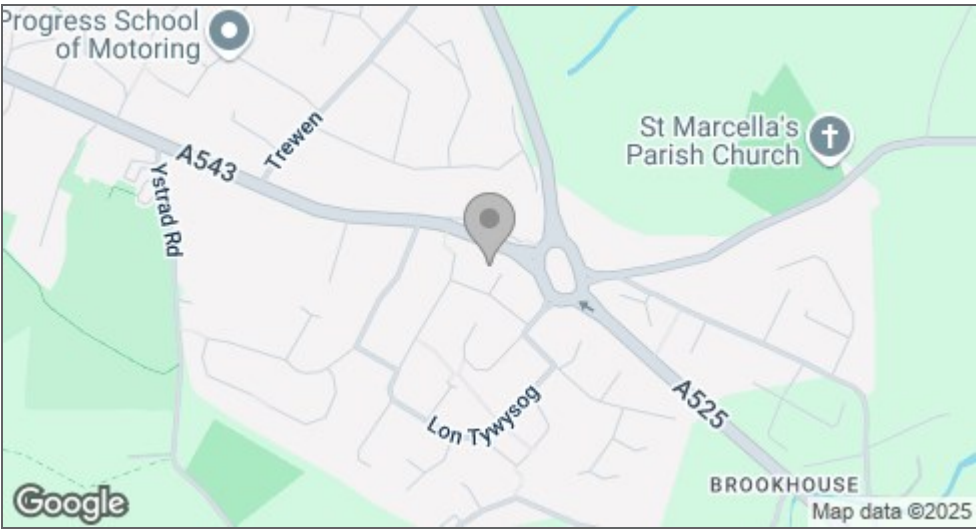
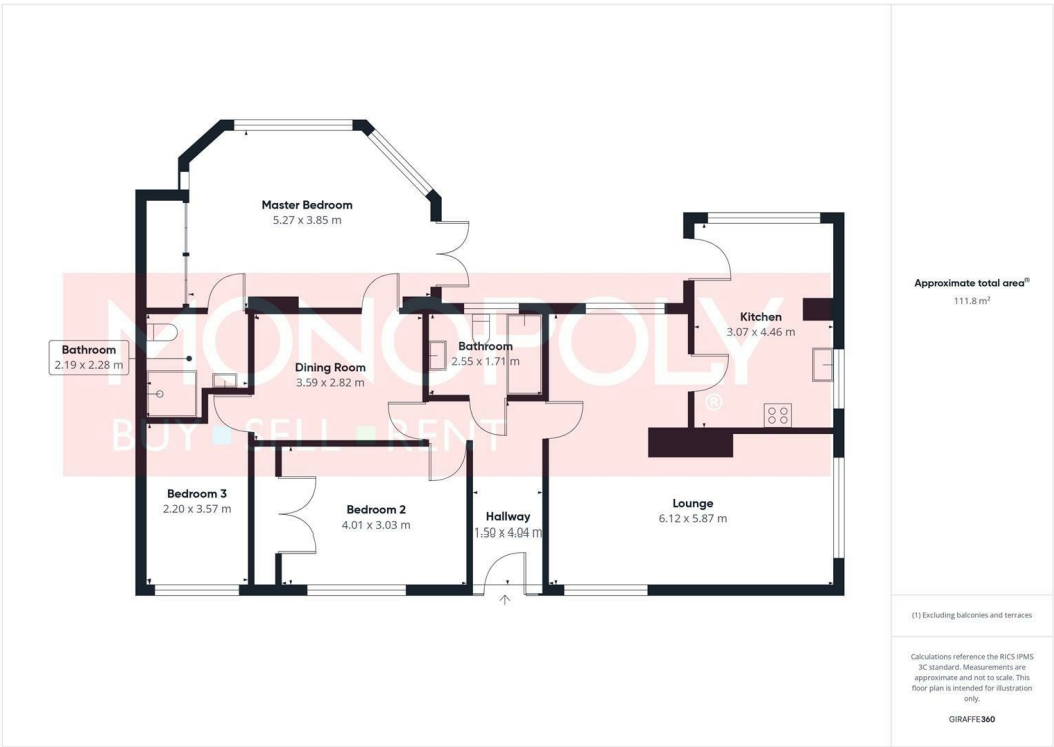
The enclosed rear garden has wooden fencing on three sides with garden predominantly laid to lawn with a decking area offering the perfect location for alfresco dining. A path leads around to the front of the property.











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		
	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.

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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.

