



MONOPOLY  
BUY ■ SELL ■ RENT

## Bylchau, Denbigh LL16 5LS

**£365,000**

Monopoly Buy Sell Rent is pleased to offer for sale this charming detached bungalow nestled in the peaceful countryside village of Bylchau. Boasting three spacious bedrooms and two well-appointed bathrooms, this property is perfect for those seeking comfort and tranquility. The large kitchen diner is ideal for family gatherings, while the separate utility rooms adds convenience. The cosy lounge provides a relaxing space to unwind with additional storage found in the garage. Outside, a lovely terrace overlooks a private countryside garden, providing a stunning setting to enjoy the natural surroundings.

This property offers a wonderful opportunity to embrace rural living at its best.

- Well Maintained Detached Bungalow
- Generous and Private Rear Garden
- Private Access & Off Road Parking
- Three Double Bedrooms
- Stunning Countryside Views
- Council Tax Band; E



## Vestibule

0.96 x 1.38 (3'1" x 4'6")

The vestibule features a composite front door with decorative glazing, quarry-tiled flooring, light, and double glazed doors leading you into the hallway.

## Hallway

The hallway has beautiful wood flooring and includes a cloaks cupboard and an airing cupboard for storage. A radiator provides additional comfort, while panelled doors lead to all rooms, offering a seamless flow throughout the space.

## Lounge

4.20 x 6.51 (13'9" x 21'4")

This spacious lounge boasts a feature fireplace with an open fire, carpeted flooring, coved ceiling, complemented by two radiators, one each side of the room for added warmth, a double-glazed window overlooks the rear of the property with French patio doors opening out onto the decked area, offering breathtaking views of the surrounding countryside.

## Kitchen Diner

3.06 x 5.54 (10'0" x 18'2")

The kitchen diner is equipped with a range of wall, drawer, and base units, featuring a stainless steel sink, eye-level oven and grill, and an electric hob with an extractor hood above, all complemented by a tiled splashback. It includes a radiator, power points, tiled flooring, space for a dining table, and two double-glazed windows offering views of both the front and rear of the property.

## Rear Hallway

The rear hallway features a radiator, quarry-tiled flooring, and a loft access hatch. A door leads to the WC, utility room, and garage, with an external door providing access to the driveway.

## Utility

2.18 x 2.39 (7'1" x 7'10")

The good-sized utility room is equipped with base units and a worktop, featuring a stainless-steel sink for convenience. It offers space and plumbing for a washing machine, along with additional room for a dryer and fridge freezer, all set against red tiled flooring. A double-glazed window overlooks the rear garden, bringing in natural light and offering a pleasant view.

## WC

1.07 x 2.01 (3'6" x 6'7")

The WC features a low flush toilet and a wall-mounted basin with a stylish tiled splashback. A double-glazed window with privacy glazing allows light to filter in while maintaining privacy.



## Master Bedroom

3.34 x 4.59 (10'11" x 15'0")

The generous double master bedroom is fitted with a radiator and carpeted flooring, creating a cozy and inviting atmosphere. A door leads to the en suite, while a double-glazed window offers views, filling the room with natural light.

## Master En-Suite

1.08 x 3.26 (3'6" x 10'8")

The master en suite features a low flush W.C., a shower cubicle, and a basin, all arranged in a compact and functional layout. A double-glazed window to the side allows natural light to fill the space, enhancing its bright and airy feel.

## Bedroom Two

4.04 x 3.92 (13'3" x 12'10")

The bedroom is fitted with a radiator for warmth and convenience, along with power points for easy access to electrical devices. A double-glazed window to the front allows plenty of natural light to brighten the room, offering a pleasant view of the surrounding area.

## Bedroom Three

3.01 x 3.64 (9'10" x 11'11")

The bedroom features a radiator for warmth and several power points for added convenience. A double-glazed window to the rear offers natural light and a peaceful view of the surrounding area, creating a tranquil atmosphere.

## Bathroom

2.01 x 3.91 (6'7" x 12'9")

This generously sized bathroom features a low flush W.C., a pedestal basin, a corner shower cubicle, and a panelled bath, offering both practicality and comfort. With part-tiled walls, tiled flooring, a radiator for warmth, and a double-glazed obscure window to the front, the space combines functionality with a touch of style.

## Garage

3.18 x 5.61 (10'5" x 18'4")

The garage features an up-and-over door for easy access, along with an access hatch to the loft for additional storage. A privacy window allows some natural light, and the garage also offers direct access to the hallway, enhancing convenience.

## Outside

The property is approached via a long private lane, bordered by timber gates and fencing, offering stunning views as you drive toward the driveway with ample off-road parking. The rear garden is predominantly laid to lawn, surrounded by a variety of mixed hedging, shrubs, and stocked borders, creating a tranquil and lush environment. Steps lead up to a decked patio area, perfect for al-fresco dining and taking in the breathtaking views of the surrounding landscape.



# MONOPOLY®

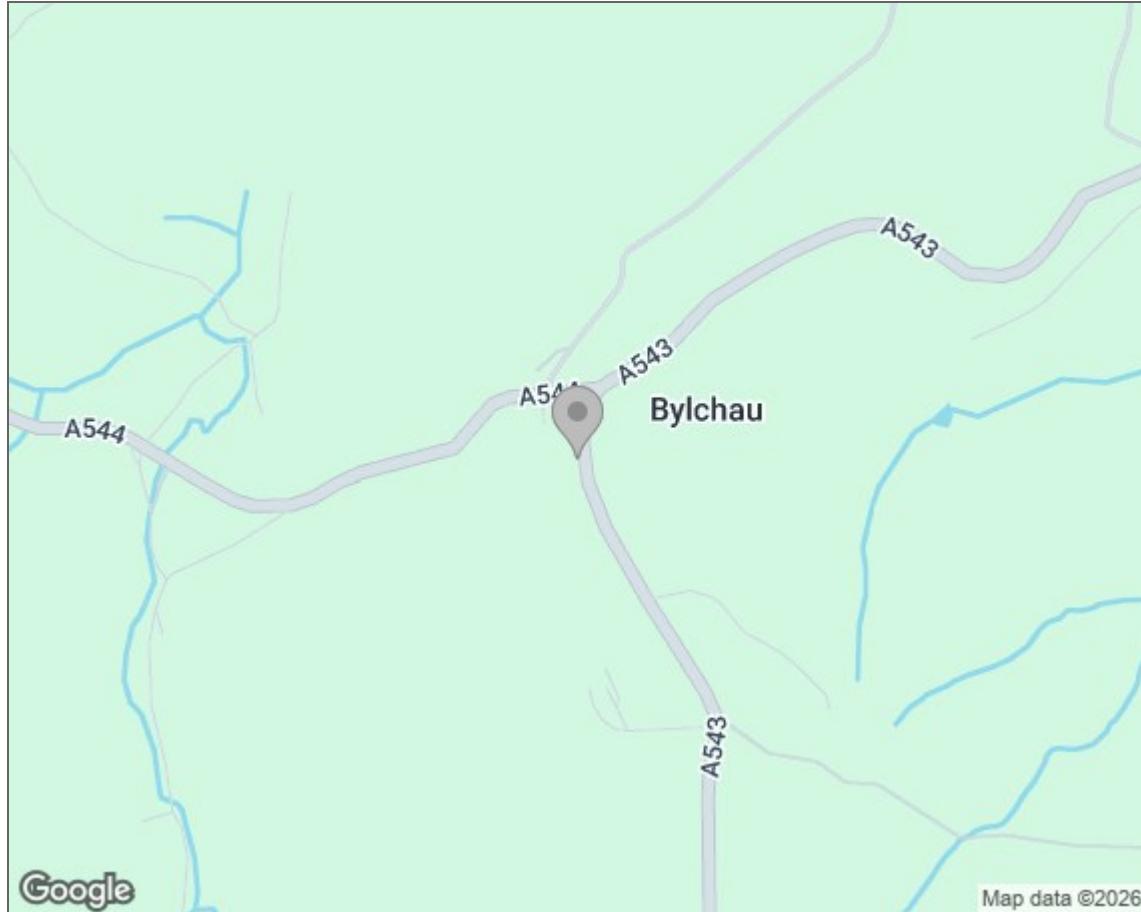
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	57	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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.

