



Llewelyns Estate, , Denbigh LL16 3NR

£199,950

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented and thoughtfully designed home, combining modern comfort with practical living spaces throughout. A bright lounge with a bay window, a spacious kitchen diner opening onto the garden, and a useful utility room create an inviting ground floor, while three well-proportioned bedrooms and a contemporary bathroom provide a calm and comfortable upper level. The property benefits from a private, neatly arranged garden, gated driveway access, and a detached garage offering excellent storage or workspace. Ideally located within walking distance of local amenities and scenic country walks, it offers the perfect balance of convenience and a peaceful feel.

- Bright Bay Lounge
- Practical Kitchen Diner
- Private Enclosed Garden
- Off Road Parking & Garage
- Family Friendly Layout
- Walking Distance to the Town Centre
- EPC C
- Freehold
- Council Tax Band C



Driveway

A tidy concrete drive leads up to the home, bordered by a raised lawn that adds a touch of greenery. A hedge and a brick wall provide natural separation from neighbouring properties, while a low wall defines the boundary with the pavement. A discreet wooden side door offers access to under-house storage, and gentle slab steps guide you to the front entrance.

Entry Hallway

The hallway opens with a welcoming sense of brightness, enhanced by a UPVC door with glass detailing. Tile-effect flooring gives a clean, contemporary feel, while carpeted stairs rise invitingly to the landing. From here, the home flows naturally into both the kitchen and the lounge.

Lounge

The lounge is bathed in natural light from a generous bay window, highlighting the warmth of its wood laminate flooring. Subtle shelving and a well-placed radiator create a comfortable and homely atmosphere.

Kitchen Diner

This spacious kitchen diner blends style with practicality, featuring sleek white cabinetry paired with dark speckled worktops and a matching island. Modern appliances, including a stainless steel hob and raised oven, integrate seamlessly into the layout. The room offers ample space for dining and opens directly to the garden through wide patio doors, making it a perfect setting for everyday living and entertaining.

Utility Room

The utility room provides excellent support to the main kitchen, with matching cabinetry, durable flooring, and convenient spaces for appliances. Natural light from the rear window and direct access to the garden ensure it remains functional yet pleasant.

Landing

A soft-carpeted landing connects the upper floor, subtly lit by an obscure decorative window that adds character while maintaining privacy.

Master Bedroom

The master bedroom enjoys a bright and airy feel with its front-facing aspect and wood-effect flooring. A classic picture rail adds charm, complementing the room's simple, elegant layout.

Bedroom 2

Overlooking the garden, this bedroom offers a peaceful retreat with warm wood-effect flooring and built-in storage that keeps the room feeling spacious and organised.

Bedroom 3

A versatile third bedroom with a front-facing window and wood-effect flooring, ideal as a kids bedroom or office.



Bathroom

The bathroom combines practicality with comfort, featuring partially tiled walls, a modern bath with shower screen, WC, basin, and an obscure window that softens natural light. A chrome towel rail and loft access complete the space.

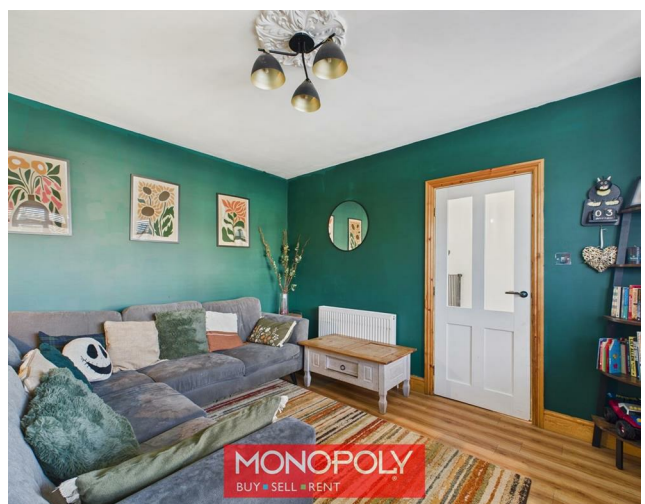
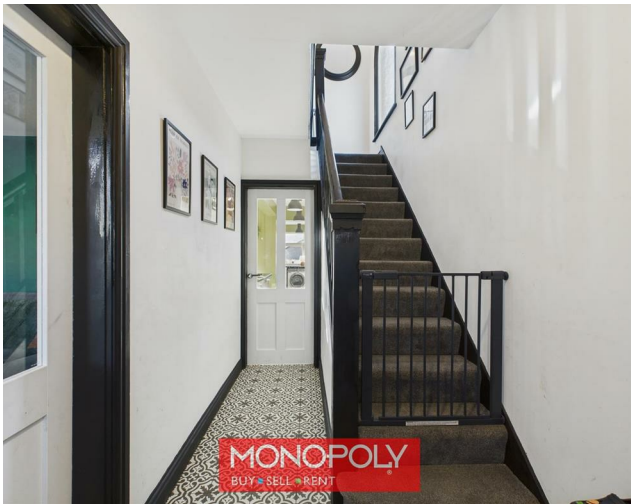
Garden

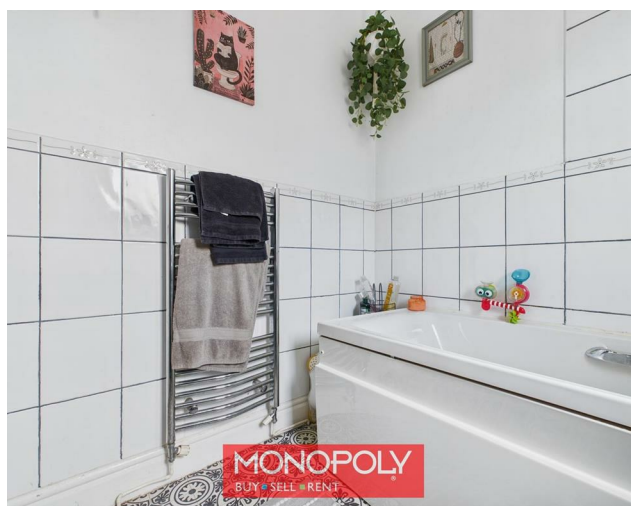
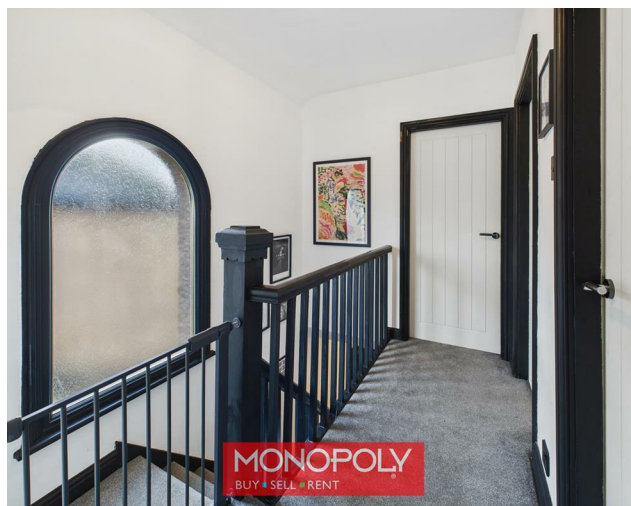
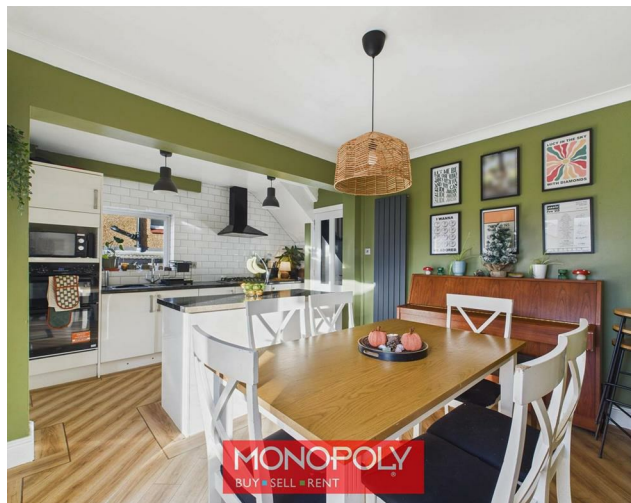
The garden provides a private and functional outdoor area, with tall wooden gates opening onto a path and drive that lead to the garage. A small lawn sits alongside a paved patio perfect for seating, while steps connect the garden to the rear doors of the home. A charming rock border divides the lawn from the flower bed and gravel area, all enclosed by neatly maintained wooden fencing.

Garage

The detached garage offers excellent storage or workshop potential, with side access, natural light from twin windows, and a front up-and-over door for vehicles. Electricity and shelving add to its practicality.

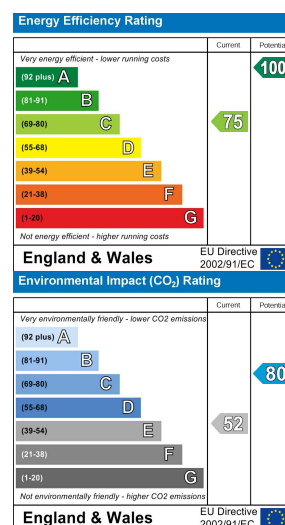
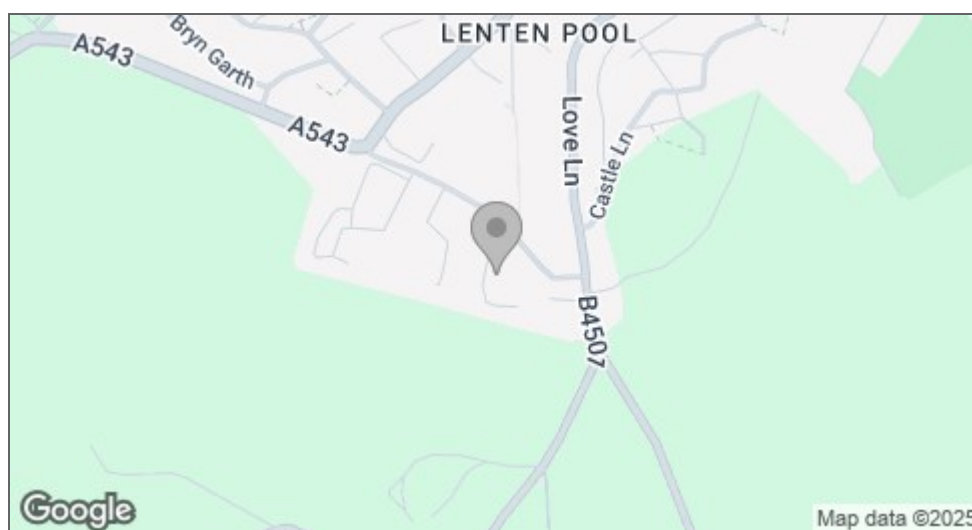
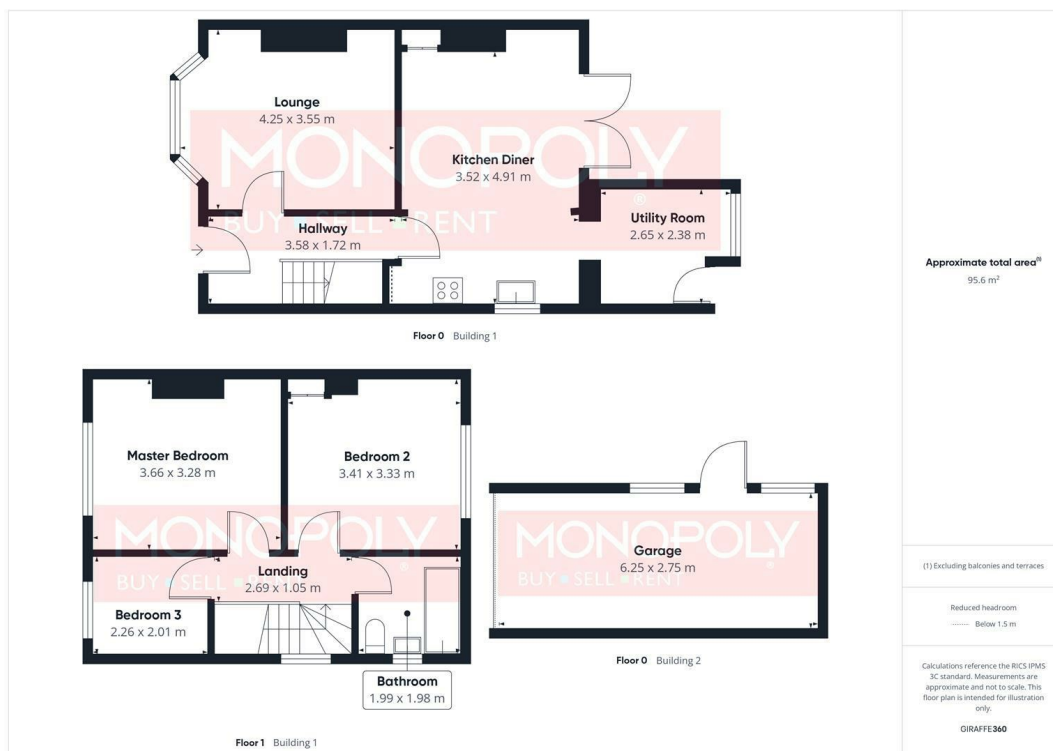












MONEY LAUNDERING REGULATIONS 2003

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.

