



## Parc Y Llan, Denbigh LL16 5AS

**£272,000**

Monopoly Buy Sell Rent is pleased to offer for sale this well-proportioned 3/4 bedroom detached bungalow located on the popular Parc Y Llan development in the sought-after village of Henllan, a quaint village with its local shop/post office, church, chapel, village hall and a thatched roof pub. Set on a generous plot with a wrap-around garden and dual driveways, this home offers spacious, single-level living with versatile accommodation, garage, and modern kitchen. The property benefits from oil central heating, double glazing, and a practical wet room. Conveniently located with easy access to Denbigh town and surrounding amenities.

Offered with No Onward Chain!

- Detached 3/4 Bedroom Bungalow
- Modern High-Gloss Fitted Kitchen
- Dual Driveways, Garage with Inspection Pit
- Council Tax Band E; Freehold Property
- Spacious Lounge & Separate Dining Room
- Wet Room with Fully Tiled Walls & Mosaic Border
- Wrap-Around Gardens with Private Raised Patio
- Offered For Sale with No Onward Chain



## Vestibule

Accessed via a uPVC front door, with tiled carpet, ceiling light, and a glazed timber door leading into the hallway.

## Hallway

Generous L-shaped hallway with carpeted flooring, with loft access, consumer unit, radiator, and doors leading to all rooms.

## Dining Room

A generous reception room with a large double-glazed window overlooking the front of the property touching the floor with carpeted flooring, and a central open fireplace with timber mantle and stone-effect hearth.

## Lounge / Bedroom 4

A versatile and spacious room currently used as a lounge, but could be a bedroom, featuring carpeted flooring, fitted triple wardrobes. Large patio doors that open and tilt, and an electric fire with a stone-effect surround.

## Kitchen

Fitted with a high-gloss pebble-coloured range of units and glitter-effect laminate worktops. Includes induction hob with chrome extractor, eye-level oven, built-in microwave, stainless steel sink, space for washing machine, pull-out ladder storage, airing cupboard with shelving, and a cupboard housing the Worcester oil boiler. Chrome heated towel rail and exterior glazed door for rear access.

## Master Bedroom

Generous carpeted bedroom with uPVC front window, triple fitted wardrobe (including one mirrored door), and radiator.

## Bedroom 2

A double bedroom with carpet flooring, rear-facing double-glazed window, radiator, and space for storage units.

## Bedroom 3

A carpeted single room with a radiator and a uPVC double glazed window overlooking the rear of the property.

## Bathroom / Wet Room

A three-piece wet room comprising an electric shower with seat, wall-mounted sink and a WC. Resin-style flooring, fully tiled walls with mosaic border, heated chrome towel rail, extractor fan, and privacy-glazed window.

## Garage

Up-and-over door, concrete floor with inspection pit, power, lighting, shelving, and a rear pedestrian access door.

## Wrap-Around Garden

The garden wraps around the property with lawn and mature trees, slabbed pathways, stone walls and a private raised patio area to the front with trellis surround and patio doors to the lounge. Outdoor tap and handrail at the front entrance.

## Front Driveway

Tarmac surface on a slope with direct access to the front of the garage.

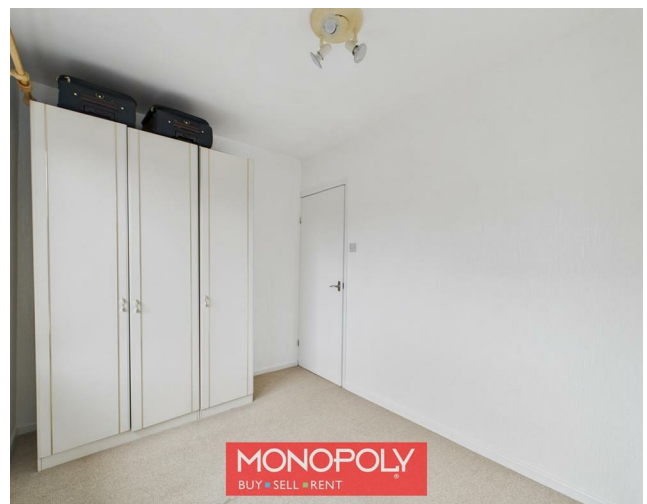
## Rear Driveway

Long, concrete surface with rear door access, having a covered area leading to the rear of the garage.



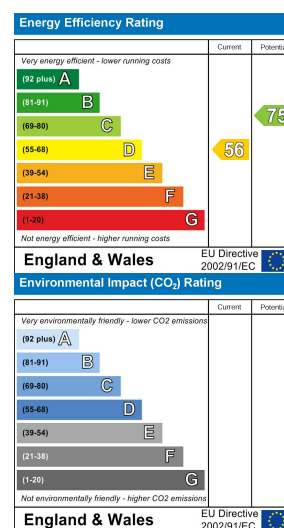
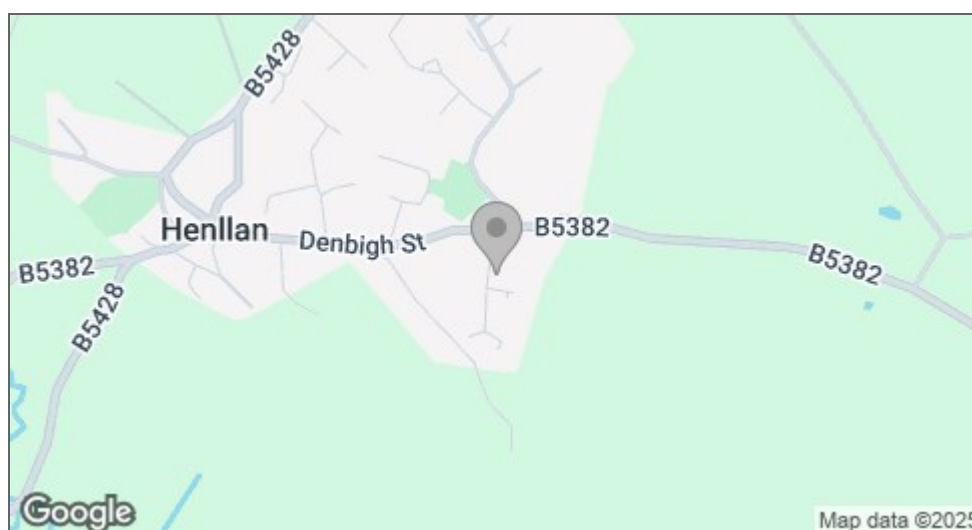












#### MONEY LAUNDERING REGULATIONS 2003

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.

