



## Llys Alafowlia, Denbigh LL16 3HX

### £250,000

Monopoly Buy Sell Rent is delighted to present this spacious three-bedroom detached bungalow, set on a substantial corner plot within a quiet and highly desirable cul-de-sac just off Dalar Wen in lower Denbigh.

This well-proportioned home offers versatile accommodation, briefly comprising an L-shaped entrance hallway, a bright and airy dual-aspect lounge, a fitted kitchen with an adjoining rear porch, three generously sized bedrooms—one with glazed doors opening directly onto the rear patio—and a contemporary family bathroom.

Externally, the property benefits from two separate driveways providing ample off-road parking for up to four vehicles, in addition to a detached brick-built garage. The attractive wrap-around gardens feature mature flower borders and a private, low-maintenance rear garden with an expansive Indian stone patio—ideal for outdoor entertaining.

Offered to the market with no onward chain. Early viewing is highly recommended.

- Detached Bungalow Sitting on Generous Corner Plot
- Three Spacious and Versatile Bedrooms
- Two Driveways plus Detached Brick Garage
- Freehold Property; Council Tax Band C
- Quiet, Sought-After Residential Cul-De-Sac Location
- Dual-Aspect Lounge; Fitted kitchen; Rear Porch
- Wrap-Around Gardens with Large Indian Stone Patio
- No Forward Chain for Easy Purchase



## Hallway

Welcoming L-shaped entrance hallway with a white uPVC front door featuring decorative glazing, fitted carpet, radiator, two loft hatches, a useful cloaks cupboard, and an airing cupboard housing the water tank. Provides access to all rooms.

## Lounge

A bright and generously sized dual-aspect lounge with a bow bay window and additional side window. Features a central fireplace with a striking stone surround housing a gas fire, coved ceiling, two radiators, and fitted carpet.

## Kitchen

Fitted with a range of retro-style units with woodblock effect worktops, stainless steel sink, and space for an electric or gas cooker and white goods. Ample room for a dining table, part-tiled walls, wall-mounted gas boiler, and double-glazed window. A door leads to a practical rear utility porch.

## Bathroom

Three-piece suite comprising a corner shower enclosure with electric shower and sliding doors, low-flush WC, and pedestal basin. Features include PVC wall panels, tiled floor, chrome towel radiator, shaving socket, extractor fan, wall-mounted heater, and a privacy (celestial) window.

## Master Bedroom

A generously sized and sunny aspect double bedroom with a large double glazed window, fitted carpet, radiator, and space for storage or wardrobes.

## Bedroom 2

A bright and versatile room featuring a double-glazed window and door opening directly onto a large, secluded patio. Includes a panelled radiator.

## Bedroom 3

A flexible space that could serve as an additional

bedroom or reception room. Bright and airy with uPVC door to the rear garden, carpeted flooring, and radiator.

## Rear Porch

Useful additional space, currently used as a utility area with double-glazed windows, vinyl tiled flooring, radiator, and access to the rear garden.

## Garage

Detached with concrete flooring, power and lighting, up-and-over door, and a side pedestrian entrance.

## Externally

This attractive bungalow is set on a generous corner plot. To the front, a long brick-paved driveway provides off-road parking for two vehicles, adjacent to a large, shaped lawn enclosed by picket fencing. The lawn wraps around the right-hand side of the property, leading to an additional parking area at the rear. The grounds are enhanced by mature, well-stocked flower and shrub borders, with a paved pathway offering access around the property. In front of the detached garage, a wide concrete driveway offers additional parking for two further vehicles.

The rear garden enjoys a sunny aspect, designed for ease of maintenance and is fully enclosed, it offers a spacious Indian stone patio area between the bungalow and garage, complemented by a gravel section and a timber-panelled garden shed—ideal for outdoor relaxation or entertaining.





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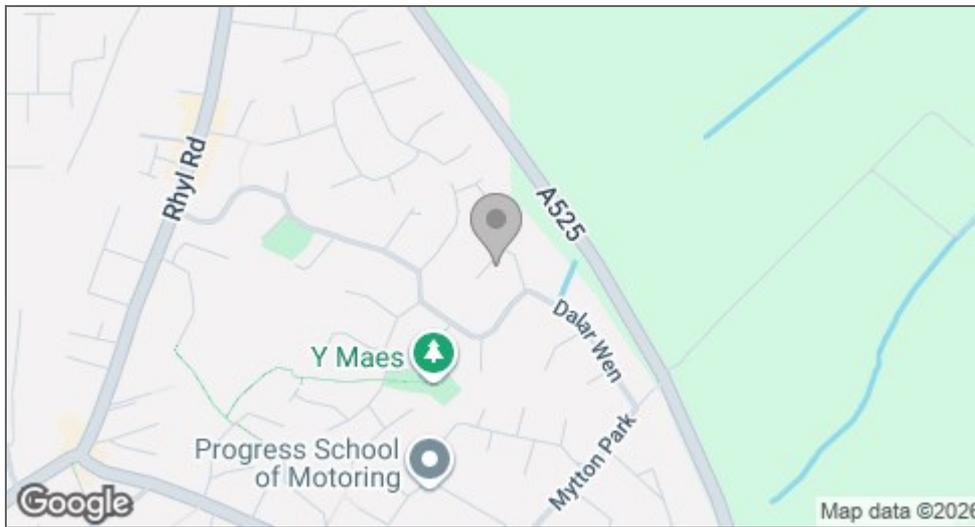
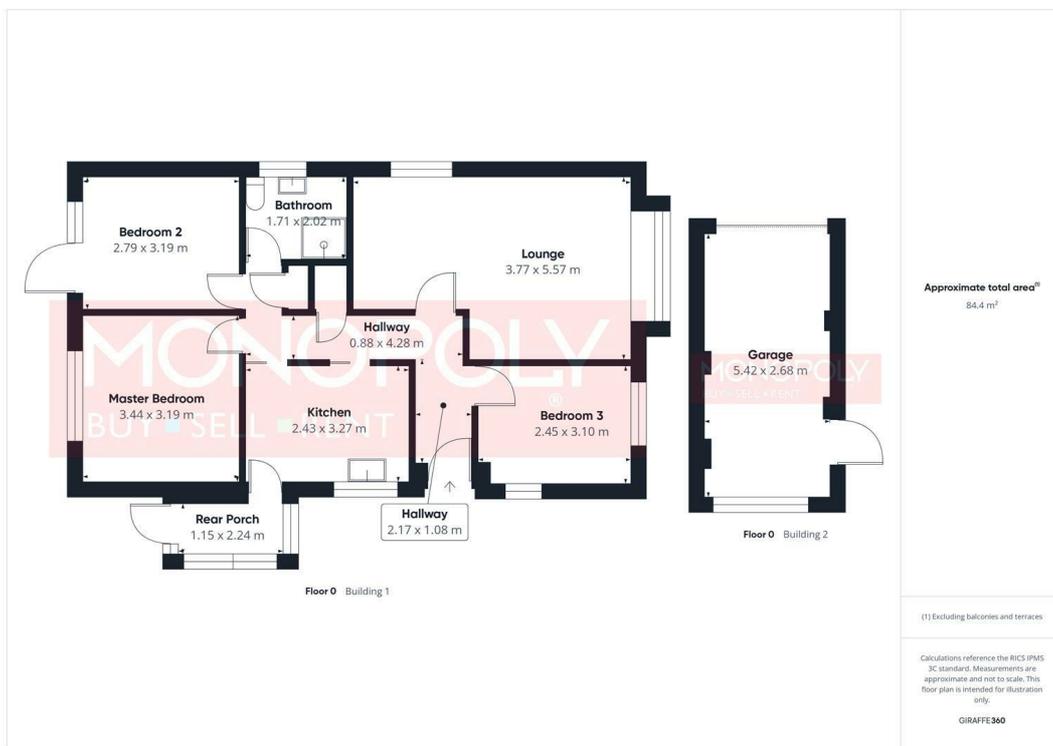
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

