



## Dalar Wen, Denbigh LL16 3HT

**£260,000**

Monopoly Buy Sell Rent is pleased to offer for sale this well-kept three-bedroom detached bungalow with a good-sized corner plot garden, situated in a quiet cul-de-sac location in lower Denbigh close to good schools, shops, leisure centre, and countryside walks. In brief, the property includes a generous lounge with a central fireplace and views of the Clwydian Range, a modern fitted kitchen, two double bedrooms, a single bedroom, and a shower room. To the front of the property, there is a tarmac driveway leading into the single garage, with a front garden and gates leading each side to the private and enclosed wraparound garden with fruit trees and space for a summerhouse. Offered for sale with No Onward Chain, a fabulous bungalow that must be viewed!

- Well Kept Detached Bungalow
- Quiet Cul-De-Sac location
- Driveway & Garage
- Council Tax Band D
- Three Bedrooms
- Good Sized Corner Plot Garden
- Freehold Property
- No Onward Chain



### Vestibule

0.96 x 0.90 (3'1" x 2'11")

A decorative upvc glazed front door opens into this entrance vestibule with tiled flooring and a timber glazed door with a step up leads you into the hallway.

### Hallway

3.47 x 1.09 (11'4" x 3'6")

Carpeted hallway with an airing cupboard and a cloaks cupboard with a hatch giving access to the loft, a radiator and panelled doors lead to all rooms.

### Living Room

5.15 x 3.66 (16'10" x 12'0")

Good size lounge with views of the Clwydian range, Stone fireplace housing, a gas fire with timber mantle, coved, ceiling, large, radiator.

### Kitchen

4.24 x 3.09 (13'10" x 10'1")

Good sized, light & bright, wood effect laminate flooring, modern fitted kitchen, light green coloured, space for tall fridge freezer and washing machine, cupboard housing the Ideal combi boiler, Stainless steel sink, Tiled splashback, marble, effect, worktop, space for electric or gas oven, dual aspect Large double glazed window to back, smaller window to side, Large radiator, space for table and chairs a door leads you out to the garden and another into that in the hallway.

### Master Bedroom

3.65 x 3.06 (11'11" x 10'0")

A large, master bedroom, carpeted flooring and built-in triple wardrobe, Radiator and a UPVC double glazed window overlooking the rear garden with glimpses of Castle house.

### Bedroom 2

3.04 x 3.04 (9'11" x 9'11")

A double bedroom with built-in wardrobe and cupboard above, carpeted, flooring, large radiator, and a double glazed window overlooking the front garden with views of the Clwydian range.

### Bedroom 3

2.74 x 2.68 (8'11" x 8'9")

Single bedroom, carpeted flooring, double glazed window, looking out to the side of the property. Radiator. Currently used as an office



## Bathroom

2.09 x 1.81 (6'10" x 5'11")

Modern fitted bathroom comprising corner shower unit with thermostatic shower and sliding doors vanity unit with low flush WC and sink with tiled walls and tiled effect. Wall mounted floating storage cupboard. Vinyl flooring with the privacy window overlooking the side of the property and a chrome towel radiator with extractor fan and UPVC roof panels.

## Front Garden

A tarmac driveway, providing off-road parking for one vehicle leads you to the garage, a A tarmac path leads around the side of the property to the front door. front lawn and garden enclosed by a mature shrub evergreen border with views of the range.

## Rear Garden

A large corner plot rear garden mostly laid to lawn with a paved patio seating Area wrapping round the property with a space for a summer house, a timber shed apple and plum trees with panel fencing, two sides and an evergreen hedge fencing on the third. South westerly facing access to the garage

## Garage

5.31 x 2.51 (17'5" x 8'2")

Are you single garage with an up and over door, concrete flooring, lights, power houses, the consumer unit and the gas With a pedestrian door to rear. Currently used as storage.





# MONOPOLY®

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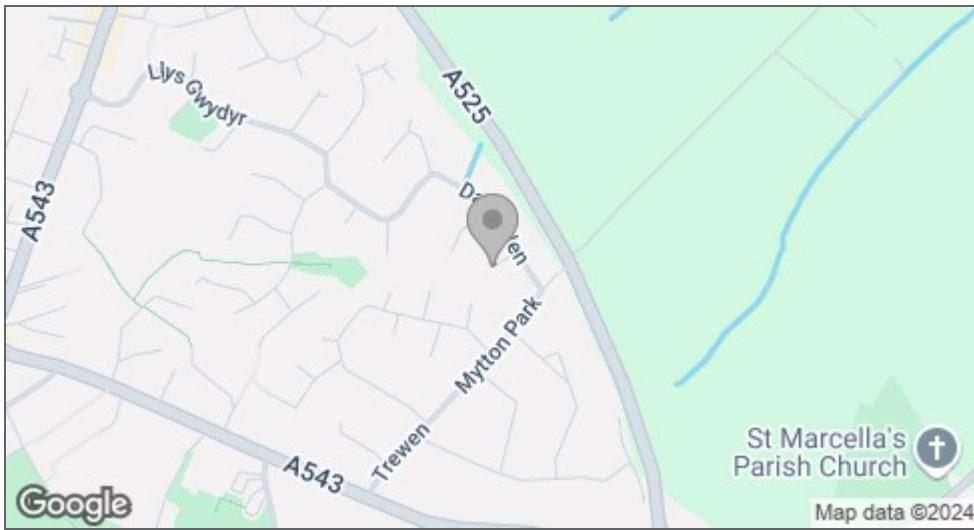
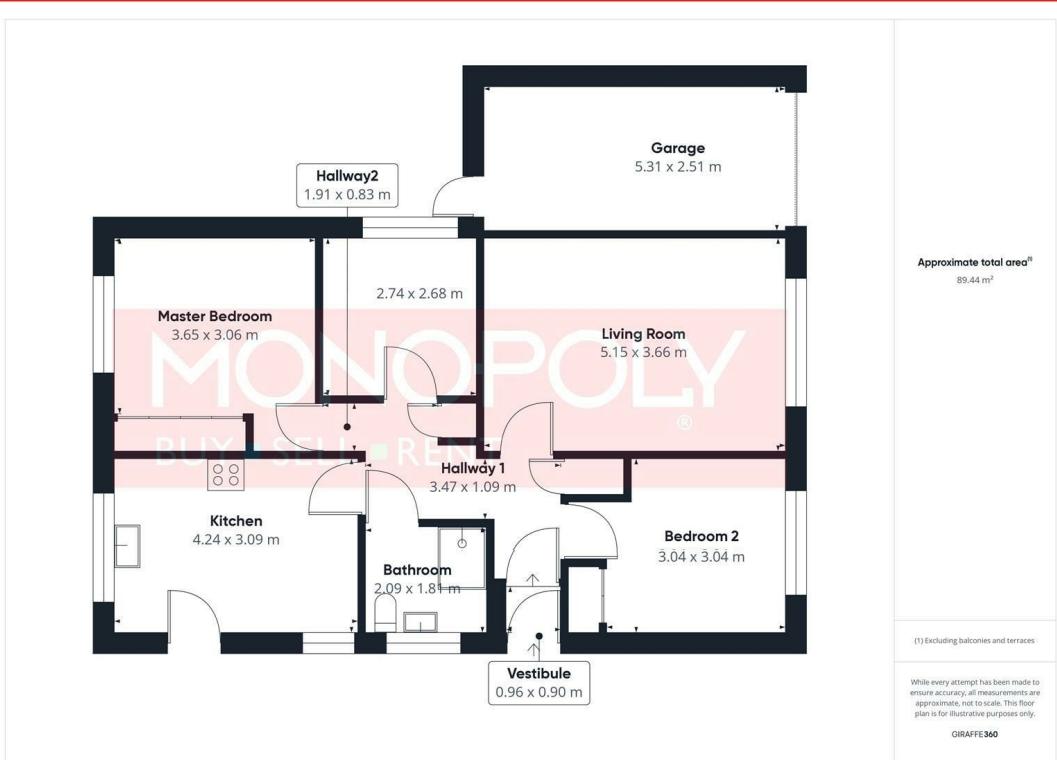


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| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)   | A |                         |           |
| (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 <sub>2</sub> ) Rating                  |   |                         |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   | Current                 | Potential |
| (92 plus)   |   |                         |           |
| (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.

