



Accar Y Forwyn, Denbigh LL16 3PW

£285,000

Monopoly Buy Sell Rent are pleased to offer for sale this well-proportioned three-bedroom detached bungalow, positioned in an elevated setting within Denbigh and enjoying far-reaching views across the Vale of Clwyd. Offering spacious and versatile accommodation, the property benefits from a bright lounge, fitted kitchen, three double bedrooms, shower room, separate WC and an additional loft room, together with useful eaves storage and a substantial workshop beneath the house. Externally, there is a concrete driveway leading to the garage, lawned gardens and enclosed outdoor space, all within walking distance of Denbigh's local amenities, shops, schools and everyday conveniences.

- Freehold
- Council Tax Band D
- Panoramic Views
- Workshop Basement
- Off Road Parking & Garage
- EPC TBD
- Three-Bed Detached Bungalow
- Spacious Rooms
- Enclosed Private Garden



Driveway

A concrete driveway leads down to the garage and is complemented by a grass lawn bordered by a low brick-built wall, creating a neat approach to the property. A concrete pathway wraps around the home, while the front door sits neatly within a sheltered brick alcove.

Entrance Hallway

1.27 x 2.61 (4'1" x 8'6")

The entrance hallway is carpeted and provides a welcoming first impression, with a radiator and carpeted wooden staircase rising to the loft room. A uPVC front door with obscure glazed panels and a matching full-length side window allows in natural light while maintaining privacy.

Kitchen

3.71 x 3.64 (12'2" x 11'11")

The kitchen is fitted with wooden cabinetry, tiled worktops and tiled splashbacks, complemented by tiled flooring and wood-panelled walls. It includes a stainless steel sink with mixer tap, electric hob with oven and grill below, concealed extractor hood above, integrated fridge freezer and under-counter space for a dishwasher. A wooden door with glazed panels opens through to the hallway.

Lounge

5.69 x 4.51 (18'8" x 14'9")

The lounge is a bright and comfortable reception room featuring fitted carpet, coving and two radiators. A stone-built electric fire surround with wooden mantel and slate hearth creates an attractive focal point, while the large double glazed front window enjoys beautiful views across Denbigh and the Vale of Clwyd, with an additional side window bringing in further natural light.

Hallway

1.00 x 2.63 . 5.69 x 1.78 (3'3" x 8'7" . 18'8" x 5'10")

The main hallway continues with fitted carpet and wooden handrails, with a tiled ceiling and radiator adding to the practical finish. It provides access to the principal rooms of the home.

Master Bedroom

3.62 x 4.67 (11'10" x 15'3")

The principal bedroom is a well-proportioned double room with fitted carpet, coving and a useful vanity unit with storage. A large front facing double glazed window and a smaller side window, both with wooden sills, provide plenty of light, with a radiator positioned beneath the main window.

Bedroom 2

3.07 x 3.43 x 2.49 (10'0" x 11'3" x 8'2")

Bedroom two is a comfortable carpeted double room with a front facing double glazed window with wooden sill and a radiator below. A wooden door leads out to the hallway.



Bedroom 3

3.43 x 2.49 (11'3" x 8'2")

A further carpeted double bedroom, bedroom three enjoys a rear facing double glazed window and radiator beneath, making it a versatile room for family, guests or home working.

WC

2.13 x 4.67 (6'11" x 15'3")

The separate WC is finished with tile effect vinyl flooring and partially tiled walls, and is fitted with a toilet, small hand basin and wall mounted mirror with a glass shelf below. An obscure glazed side window provides natural light, and a chrome towel holder adds a practical touch.

Shower Room

3.26 x 1.71 (10'8" x 5'7")

The shower room is well appointed with tile effect vinyl flooring and tiled walls, fitted with an extended shower tray with sliding glass doors and overhead shower. A combined sink unit with drawers and cupboard below provides useful storage, while a chrome towel radiator, additional radiator, two wall mounted mirrors and a shaver socket complete the space.

Loft Room

4.67 x 7.37 . 2.69 x 3.42 (15'3" x 24'2" . 8'9" x 11'2")

The loft room offers a versatile additional space, finished with carpet and characterful wooden panelling to both the walls and ceiling. Built-in storage and an electric fireplace enhance its usability, while the rear facing double glazed window enjoys elevated views over Denbigh and the Vale of Clwyd.

Within the eaves, there is useful built-in shelved storage complete with lighting, providing practical additional space.

Workshop

5.73 x 4.57 (18'9" x 14'11")

Situated beneath the main house, the workshop is a substantial and useful area fitted out for practical use, with brick walls, concrete flooring, wooden benches and shelving. Further storage beneath the property adds to its appeal for those needing workspace or hobby areas.

Garden

The garden is mainly laid to lawn and benefits from a concrete walkway running around the foot of the property. A mix of stone walls and wooden panelled fencing encloses the space, with small wooden gates securing the rear garden. Near the workshop entrance, a tiered gravel area includes foundations for a water feature, adding interest to the outdoor space.

Garage

2.65 x 5.08 (8'8" x 16'7")

Disclaimer

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.

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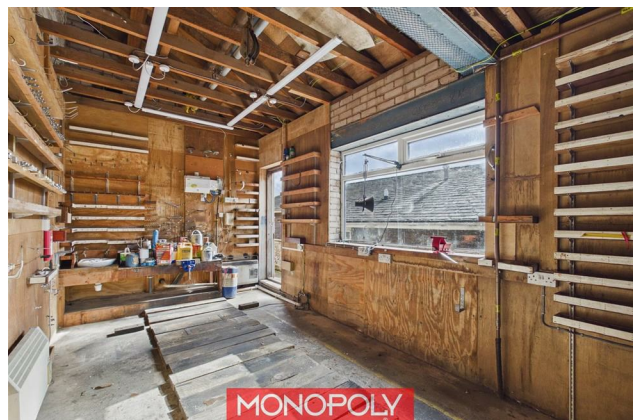
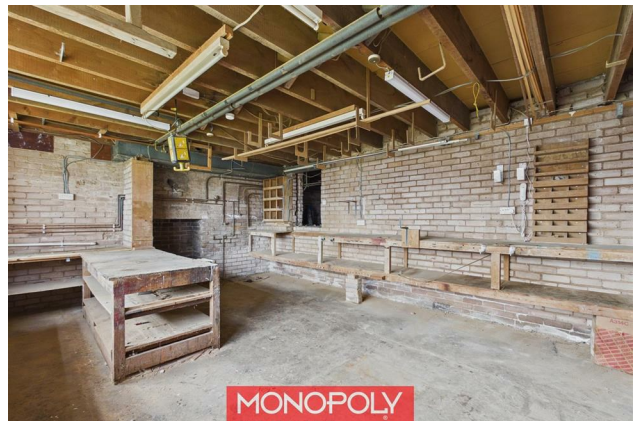
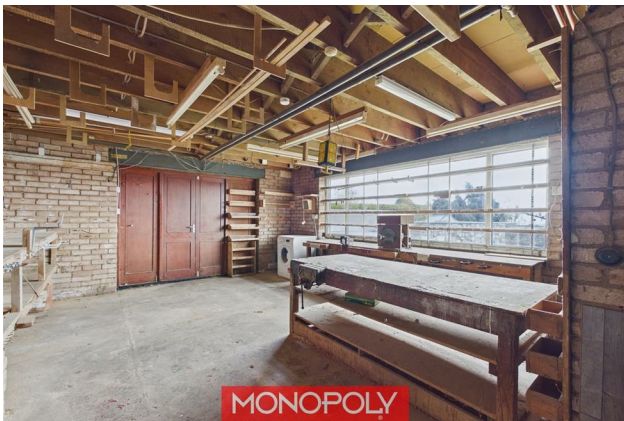




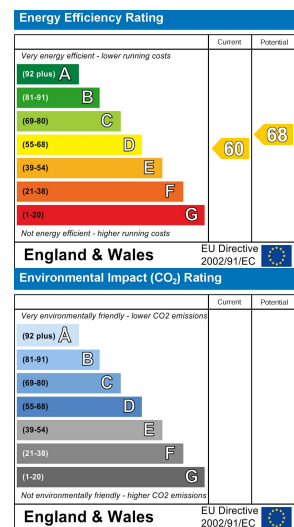
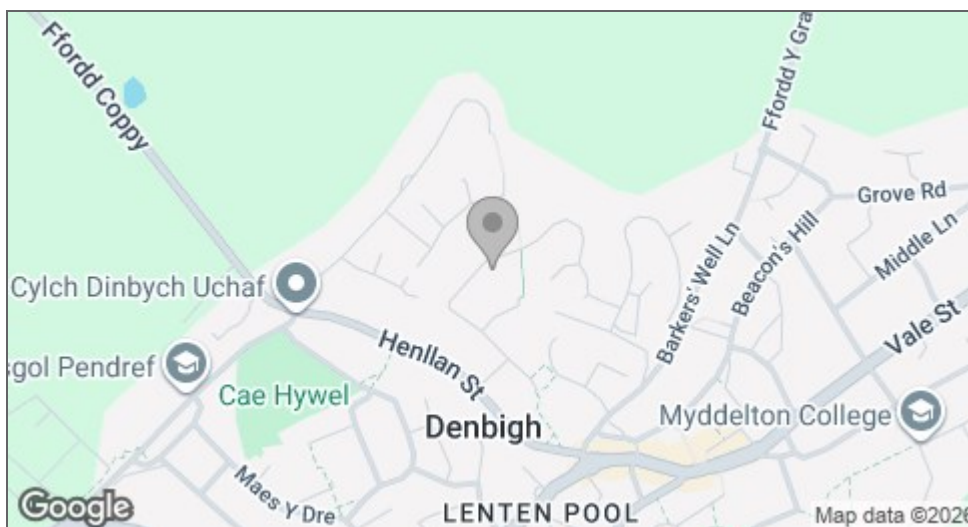
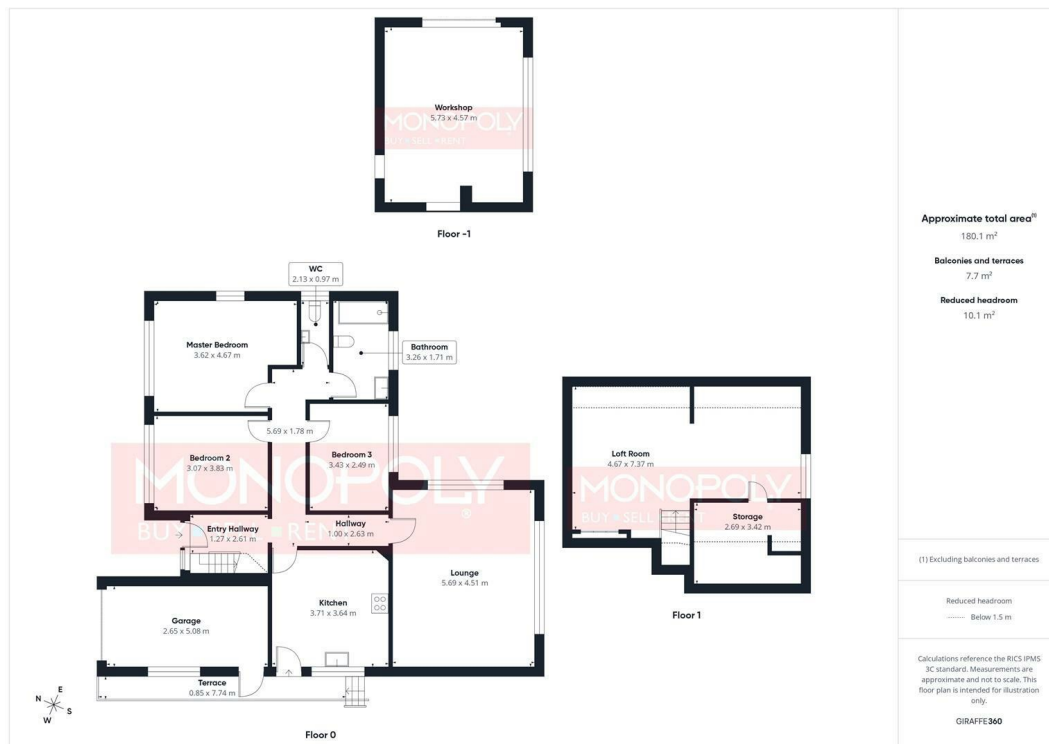












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