



Dalar Wen, , Denbigh LL16 3HT

£255,000

MONOPOLY BUY SELL RENT are pleased to present this beautifully presented three-bedroom home, located in a desirable area within an excellent school catchment zone and close to local amenities. Inside, a welcoming hallway leads to a spacious lounge with large front window and elegant herringbone flooring. Twin doors open into a stylish open-plan kitchen-diner, complete with sleek grey cabinetry, integrated appliances, and sliding glass doors to the garden—ideal for entertaining. Upstairs offers three bedrooms, two with built-in storage, and a modern family bathroom. A convenient ground-floor shower room and utility area add extra practicality. Outside, the property features a neat driveway, front lawn, and a landscaped, tiered rear garden with decking and paved areas for relaxing or entertaining.

Modern, move-in ready, and superbly located—this home ticks all the boxes.

- Spacious Kitchen Diner
- Quiet Cul-De-Sac Location
- Three Bedrooms & Two Bathrooms
- Garage & Off Road Parking
- School Catchment Zone
- Local Amenities Nearby
- Freehold
- EPC - D
- Council Tax Band - D



Driveway

A neat concrete driveway offers convenient off-road parking, accompanied by a well-kept lawn and a paved pathway leading to the garden gate. A tiled step provides an elegant approach to the front door.

Entry Hallway

Welcoming and stylish, the hallway features attractive herringbone laminate flooring and a UPVC front door, complemented by a side window that adds natural light.

Lounge

A spacious and light-filled lounge with herringbone laminate flooring, two radiators, and a classic coved ceiling. A large double-glazed window overlooks the driveway, while twin doors lead into the kitchen-diner and a further door connects to the hallway.

Kitchen Diner

Beautifully designed for both everyday living and entertaining, this open-plan kitchen diner features herringbone laminate flooring and twin sliding glass doors that open onto the rear patio. The kitchen is fitted with warm grey cabinetry and dark worktops, including an eye-level microwave and oven, a glass induction hob with stainless steel hood, and a stainless steel sink under a double-glazed window to the garden. There is under-counter space for a fridge and dishwasher. Access is via twin wooden doors from the lounge and an additional door from the hallway.

Utility Room

A practical space with vinyl faux-tile flooring and a matching dark worktop with stainless steel sink. There's under-counter space for white goods, a wall-mounted boiler, and access to the downstairs shower room. A UPVC door with side window leads out to the garden.

Shower Room

Contemporary and well-appointed, this ground-floor shower room features vinyl faux-tile flooring, a grey fitted unit with integrated toilet and sink, wall panelling, and a corner shower enclosure with electric unit. Includes a radiator and extractor fan for added comfort.

Landing

The carpeted landing provides access to all three bedrooms and the main bathroom. A double-glazed side window fills the space with natural light, while built-in storage offers added practicality.

Master Bedroom

A generously sized main bedroom with fitted carpet, coved ceiling, radiator, and a large double-glazed window overlooking the front driveway. Built-in wardrobes provide ample storage.

Bedroom 2

A comfortable double bedroom with carpeted flooring, built-in storage, and a coved ceiling. A double-glazed window frames views of the rear garden.



Bedroom 3

A well-designed third bedroom featuring a built-in bed with integrated storage beneath, radiator, coved ceiling, and a double-glazed window to the front.

Bathroom

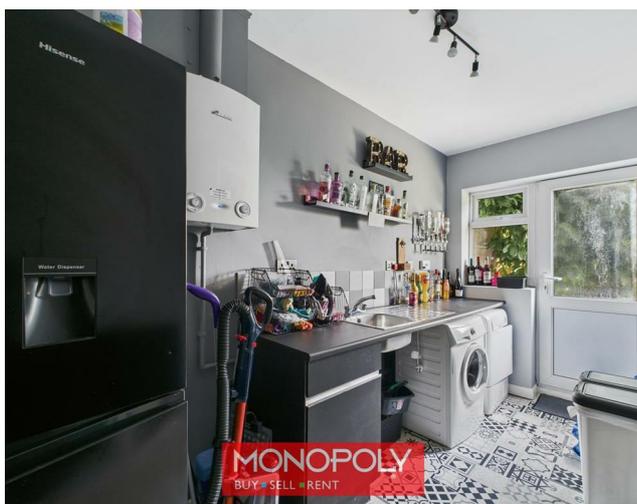
Modern and functional, the family bathroom includes a bath with glass screen and overhead shower, grey fitted cabinetry with built-in WC and sink, and black towel rail. Finished with vinyl faux-tile flooring, wall panels, and two obscure-glazed windows to the rear for privacy.

Garden

A thoughtfully landscaped, tiered garden offering a blend of decking, gravel areas, and paved pathways. Mature hedging and greenery border the space, creating privacy and a natural backdrop. Stairs connect the levels, leading to a gate that opens to the driveway. Also features wooden panel fencing, an outdoor socket, and space for a garden shed.

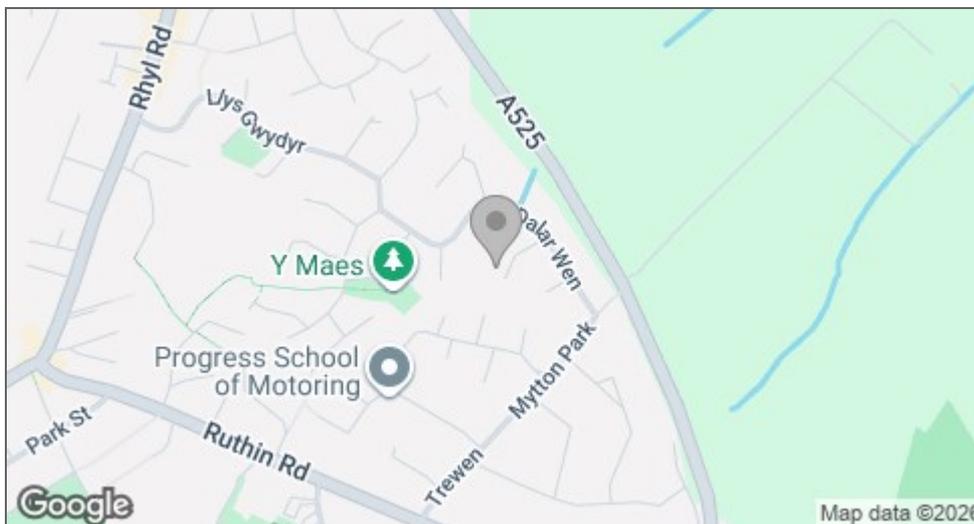












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂)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

