



## Nant Y Patrick, St. Asaph LL17 0BN

**£219,500**

Monopoly Buy Sell Rent is pleased to present this recently renovated two double bedroom semi-detached bungalow set on a quiet, sought-after residential road and conveniently located just 3 miles from Denbigh and 2.5 miles from St Asaph and the A55 Expressway. Offered for sale with no onward chain, the property provides a generous frontage including a large driveway and detached garage, well-presented accommodation, and a private, easy-maintenance rear garden with glimpses of the Clwydian Range. Ideal for first-time buyers, downsizers or investors.

- Semi Detached Bungalow
- Two Double Bedrooms
- Recently Renovated Throughout
- Quiet Sought After Location
- Private & Enclosed Rear Garden
- Driveway with Detached Garage
- Council Tax Band C
- Freehold Property
- No Onward Chain



## Vestibule

Steps lead up to the decorative glazed front door, with tiled flooring and lighting. A further step and a hardwood door opens into the hallway.

## Hallway

A welcoming, carpeted hallway with a radiator and a useful cupboard behind the entrance door housing the consumer unit. Solid internal doors lead to all rooms, with a power socket and a loft hatch giving access to the roof space.

## Kitchen

Fitted with a range of cream units with wood-block effect worktops, having an integrated electric oven and hob with stainless steel splashback and extractor hood, an integrated under-counter fridge and a stainless steel sink. Space for a compact dining table with a radiator and tiled flooring. Two double-glazed windows provide good natural light, and a hardwood door leads to the rear porch.

## Lounge

A generous, carpeted lounge with a large uPVC window overlooking the front of the property with a radiator underneath, having a wall-mounted electric heater is set within the chimney breast, flanked by alcoves.

## Master Bedroom

A carpeted principal bedroom with downlights and a large double-glazed UPVC window overlooking the front of the property. Finished with curtain rail and tie-backs.

## Bedroom 2

A carpeted double bedroom with downlights, a radiator and a double-glazed window taking in views over the rear garden.

## Bathroom

Appointed with a cream tiled floor and part-tiled walls, the bathroom includes a vanity unit

incorporating the WC and hand wash basin, a bath with electric shower over, having a shower curtain rail and a wall-mounted mirror with light above. Downlights and a privacy window overlook the rear of the property.

## Rear Porch

Stepping down onto a red tiled floor, the uPVC-built rear porch features wall and roof panelling, a glazed window and a door to the garden. There is space and plumbing for a washing machine beneath a worktop, housing the wall-mounted Worcester gas combi boiler.

## Garage

A single detached garage with a concrete floor, an up-and-over door and a separate rear pedestrian door. Fitted with power and lighting and topped with a flat roof.

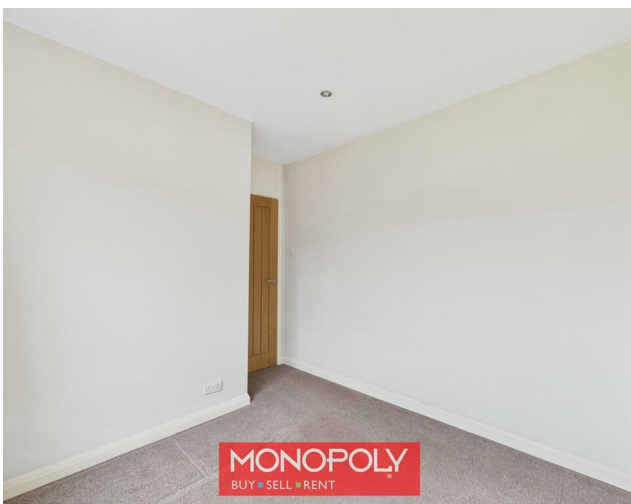
## Rear Garden

The rear garden is private and enclosed, laid to lawn with a decked seating area and golden gravel borders for ease of maintenance. There is a mature apple tree, with conifer and timber-panelled fencing, together with glimpses of the Clwydian Range. A pedestrian path provides access to the rear of the garage and a timber gate to the front of the property.









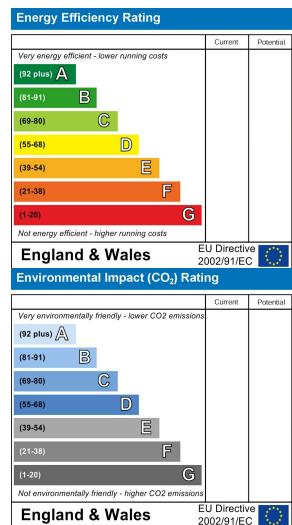






Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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