



## Bron Castell, Denbigh LL16 3NS

**£215,000**

Monopoly Buy Sell Rent are pleased to offer for sale this, charming three three-bedroom home situated in the historic market town of Denbigh. With generous gardens to both front and rear, the property provides plenty of outdoor space, while off-road parking and a garage add to its practical appeal. Just a short walk from local shops, services and the town's iconic landmarks, including Denbigh Castle, the home offers an ideal balance of everyday living and historical charm.

A perfect home for families or anyone seeking a welcoming place to settle!

- Detached Family Property
- Off-Road Parking
- Within Walking Distance from Centre
- Three Bedrooms
- Historic Landmarks Nearby
- Council Tax Band: D
- Spacious Garden
- Virtual Tour Available
- Freehold



## Front Garden

The front garden has a grass lawn with a stone wall separating it from the road. A path curves around the lawn, leading to the front door and the gate to the back garden. A tarmac drive runs up to the garage, giving the garden a neat and practical layout.

## Porch

1.70 x 1.21 (5'6" x 3'11")

The porch is built in a conservatory style with a polycarbonate roof that lets in plenty of light. Inside, it has a tiled floor and smooth plastered wall, with a wall light and hooks for coats, creating a bright and practical entrance space.

## Entryway

4.15 x 1.74 (13'7" x 5'8")

The entryway features wood-effect vinyl flooring and flush-mount ceiling lights. A uPVC door with glass panels opens in from the porch, and the space leads to the kitchen, lounge, WC, and stairs. There's a radiator for warmth and storage tucked under the stairs.

## Kitchen

2.74 x 2.35 (8'11" x 7'8")

The kitchen features tile-effect vinyl flooring and white cabinets topped with a black countertop. A stainless steel sink sits beneath a double-glazed window that looks out onto the back garden. There's a partly tiled splashback, open shelving for storage, and a back door that leads into the garden.

## Lounge

3.03 x 4.20 (9'11" x 13'9")

The dual-aspect lounge is a bright and comfortable space with soft carpet underfoot and a warm electric fireplace set in a wooden surround. Three large double-glazed windows let in plenty of natural light from two sides, and two radiators keep the room cosy. Modern downlights add a neat finishing touch.

## WC

0.63 x 1.52 (2'0" x 4'11")

This WC features tile flooring and partly tiled walls, creating a clean and practical space. It includes a sink and toilet, with the boiler and panel box also located here. Conveniently accessed from the entryway, it serves as a functional and accessible part of the home.

## Landing

3.54 x 1.77 (11'7" x 5'9")

The landing is a bright, open space at the top of the decorated wooden stairs. It has exposed floorboards, a shelf for storage, and a radiator for warmth. A double-glazed window looks out to the front of the property, and there's access to the loft through a ceiling hatch.



## Master Bedroom

3.03 x 4.24 (9'11" x 13'10")

The master bedroom is light and airy, with windows on two sides that bring in plenty of natural light. It features exposed floorboards, and a radiator keeps the space warm.

## Bedroom 2

2.77 x 2.39 (9'1" x 7'10")

This bedroom feels bright and welcoming, with exposed floorboards adding a touch of charm. A double-glazed window offers a view of the garden, and a radiator keeps the room cosy.

## Bedroom 3

2.08 x 2.37 (6'9" x 7'9")

This bedroom has a warm, simple feel with exposed floorboards and a double-glazed window that looks out over the garden. A radiator provides warmth, and metal bars fixed to the wall offer practical hanging or storage space.

## Bathroom

1.84 x 1.77 (6'0" x 5'9")

The bathroom is practical and light, with a double-glazed window and tile-effect vinyl flooring. It includes a bath with a shower, a toilet, and a sink set into built-in storage. A towel point adds extra convenience to the space.

## Rear Garden

The rear garden is a peaceful space with a central grass lawn bordered by paved paths on either side. Raised pebbled beds filled with greenery frame the garden, adding colour and texture. There's a paved area for seating, a washing line, and a wooden shed that connects directly to the garage.

## Garage

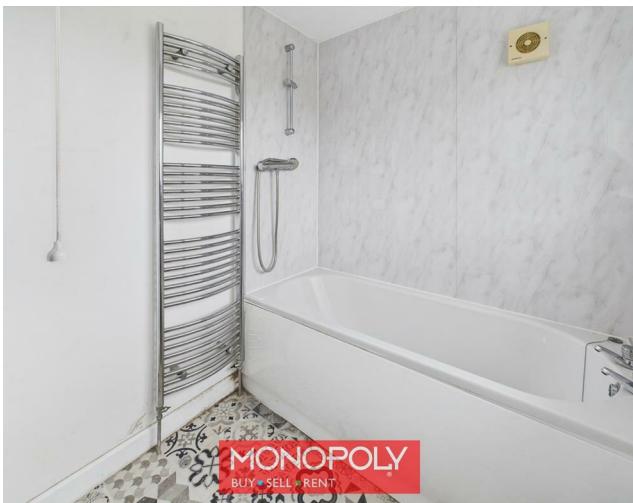
2.52 x 4.50 (8'3" x 14'9")

The garage has a solid concrete floor and breezeblock walls, offering a durable and secure space. At the far end, there is direct access to the shed, making it practical for storage or workshop use.

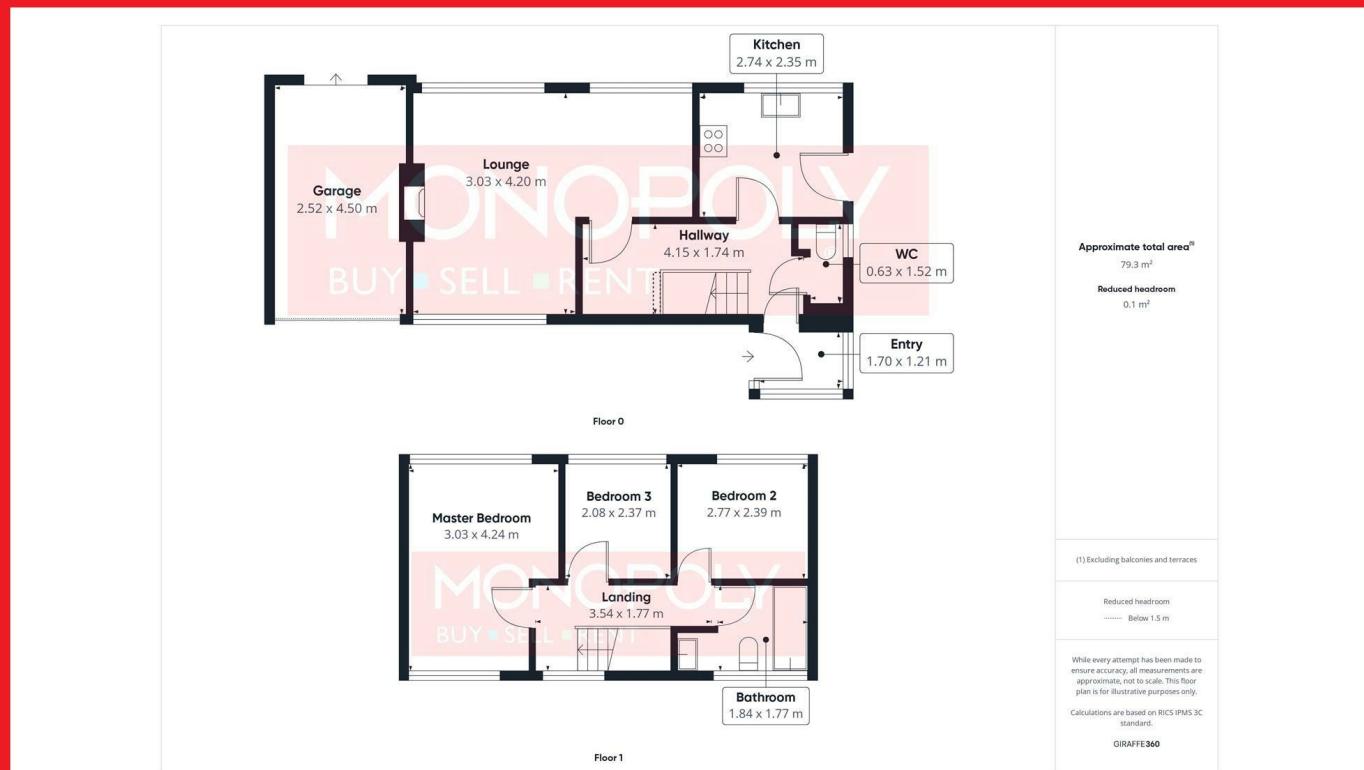












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2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

