



Rhyl Road, Denbigh LL16 3DU

£185,000

Monopoly Buy Sell Rent are pleased to offer for sale with no onward chain this modern style three-bedroom semi-detached house with easily maintained and enclosed rear garden, situated in a small established and quiet cul de sac position to the lower part of Denbigh. The property is close to good local schools, shops, leisure centre and restaurants. The accommodation comprises of entrance hall, lounge, kitchen diner, landing, three bedrooms, with a master ensuite, and family bathroom. There is a driveway providing off-road parking and an easily maintained and enclosed rear garden. Added benefits include gas central heating and double glazing throughout. An ideal family home which must be viewed to be fully appreciated with NO ONWARD CHAIN.

- Three Bedroom Semi Detached Property
- Two Double Bedrooms & Single Bedroom
- Driveway Providing Off Road Parking
- Nearby Schools & Local Amenities
- Large Lounge and Kitchen Diner
- Easily Maintained & Enclosed Rear Garden
- Established Quiet Cul De Sac Location
- Council Tax Band Freehold Property



Hallway

UPVC front door opens into this light modern hallway with decorative tiled vinyl flooring having space to leave your coats and shoes, stairs lead up to the first floor and a door opens into the lounge.

Lounge

A good-sized lounge with a central feature fireplace having a beautiful marble surround housing a gas fire with coved ceiling, radiator, wood effect flooring and a uPVC window overlooking the front of the property.

Kitchen Diner

Fitted with a range of wood effect units with black marble laminate worktops with a dark grey composite sink having a gun metal coloured swan head mixer tap, integrated electric oven and grill with a gas hob and extractor fan above, tiled splashbacks, tiled flooring, breakfast bar, a large under stairs storage cupboard houses the boiler with two double glazed windows and a part glazed door to the rear of the property.

Landing

Carpeted landing with panelled doors leading to all rooms, a hatch gives access to the loft and natural light comes in from the uPVC double-glazed window.

Bathroom

Fitted with a modern white three-piece suite comprising a 'P' shaped bath with a thermostatic shower over having a clear screen, and a vanity unit with a low flush WC and sink. With fully tiled walls, a tall chrome towel heater, PVC panelled ceiling, downlights, vinyl flooring and a privacy window overlooking the rear.

Bedroom 2

Carpeted double bedroom with space for storage cupboard and shelves, radiator and uPVC window overlooking the rear of the property.

Master Bedroom

A generous double bedroom with carpeted flooring, radiator, a large, double-glazed window overlooks the front of the property, and a door leads you into the master en suite.

Master En Suite

Useful room with a shower enclosure, pedestal sink, WC, extractor fan and vinyl flooring.

Bedroom 3

A single bedroom with a storage cupboard over the stairs, carpeted flooring, radiator, and a uPVC double glazed window overlooking the front of the property.

Front Garden

To the front of the property is a tarmac driveway with off-road parking for one car and a small patch of lawn with privacy hedging. A pathway leads you down the side of the property to the rear garden.

Rear Garden

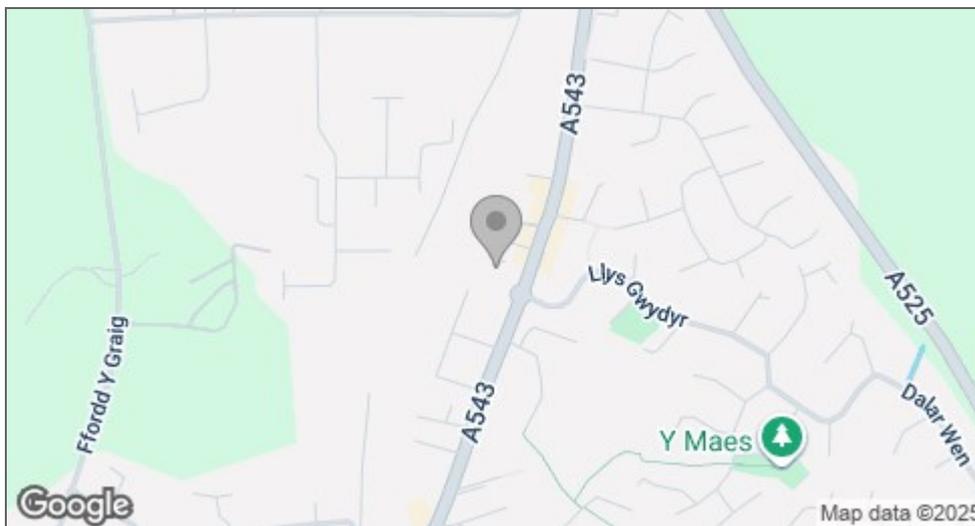
Enclosed rear garden with an astro lawn for ease of maintenance with a paved patio area and pathway leading you to the side timber gate, timber shed and panelled fencing.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(54-68) 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			
(54-68) 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.

