



## 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
- Quiet Sought After Location
- Council Tax Band C
- Two Double Bedrooms
- Private & Enclosed Rear Garden
- Freehold Property
- Recently Renovated Throughout
- Driveway with Detached Garage
- 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.



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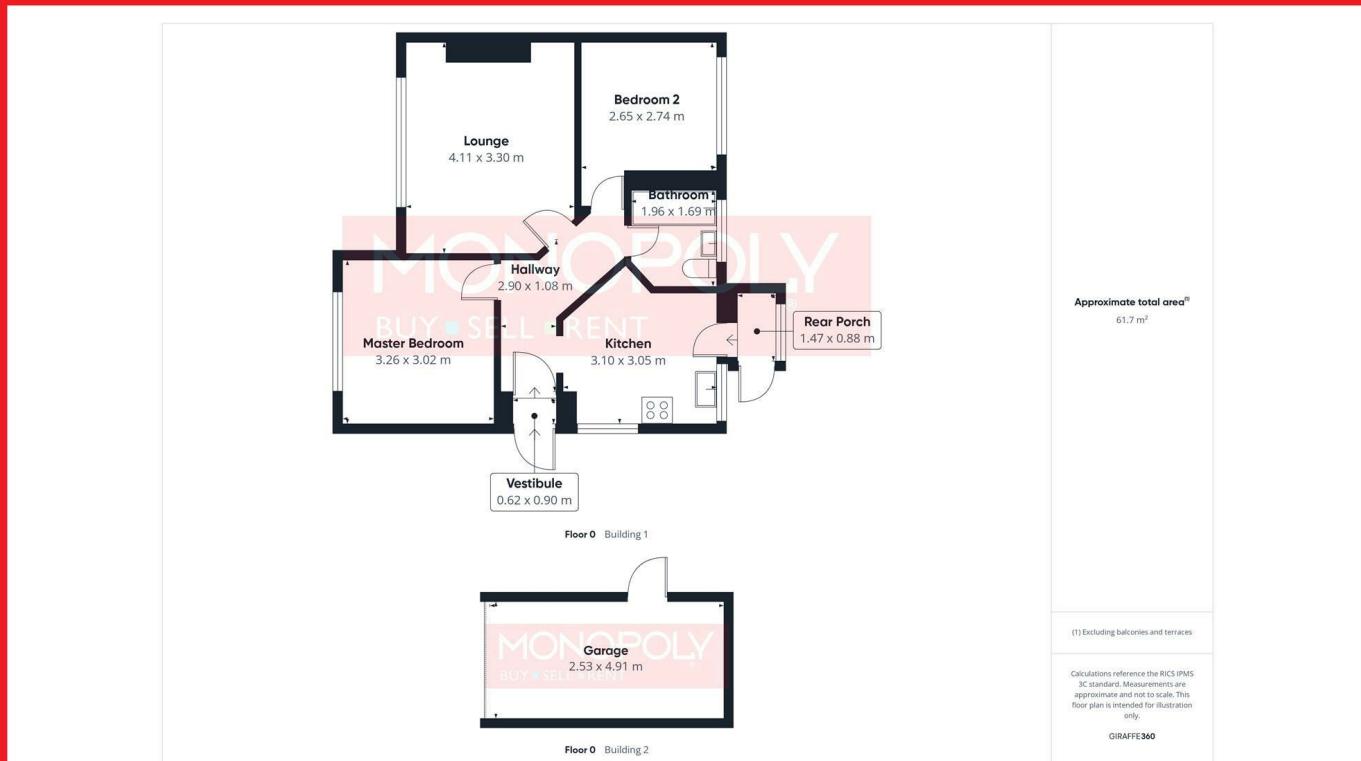


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

