



MONOPOLY®
BUY ■ SELL ■ RENT

Ffordd Pen Y Maes, Denbigh LL16 4YL

£330,000

Monopoly Buy Sell Rent is delighted to offer for sale this deceptively spacious detached bungalow, set on the exclusive residential street of Ffordd Pen Y Maes in Trefnant, a sought-after village in Denbighshire, North Wales, situated on the A525 in the Vale of Clwyd, conveniently located between Denbigh and St Asaph. The property occupies a generous plot and offers well-balanced accommodation throughout. The bungalow comprises an entrance hall and central hallway, a spacious lounge with feature stone fireplace, a generous kitchen diner, conservatory, and three bedrooms (two doubles), including a master bedroom with en-suite wet room, together with a modern fitted bathroom. Externally, the property benefits from a driveway, single integral garage, and an easily maintained, enclosed south-westerly facing rear garden.

- Sizable Detached Bungalow
- Generous Lounge and Kitchen Diner
- Conservatory; Driveway & Integrated Garage
- Freehold Property
- Three Bedrooms, Master with En Suite
- Private South-Westerly Facing Rear Garden
- Sought-After Residential Street
- Council Tax Band E



Entrance Hall

A uPVC glazed front door opens into this useful entrance hall, which features a tiled floor flowing seamlessly into carpet, a radiator, and a glazed internal door to the main hallway with decorative glass blocks to either side and above. A further door provides direct access to the integral garage.

Hallway

The central hallway is carpeted and provides access to all principal rooms, with the exception of the conservatory. Further benefits include a useful storage cupboard and an attractive coved ceiling.

Lounge

A good-sized lounge featuring a striking stone central fireplace housing a gas fire. The room is carpeted throughout and benefits from a coved ceiling, radiator, and a double-glazed window overlooking the front of the property.

Kitchen

A spacious and well-appointed kitchen featuring wood-effect flooring and wooden-fronted units topped with black granite sparkle worktops. Appliances include a five-ring gas hob with extractor above, eye-level electric oven and grill, and an integrated microwave. There is a stainless-steel sink with pull-out tap, tiled splashbacks, and space for a dishwasher, American-style fridge freezer, and dining table. The room also benefits from a radiator, coved ceiling, downlights, a side-facing window, and glazed wooden doors opening into the conservatory.

Conservatory

Victorian-style conservatory features a tiled floor, uPVC windows, a glazed door, and French doors opening to the rear garden. Further benefits include a polycarbonate roof, radiator, and a desirable south-westerly aspect.

Master Bedroom

A generous principal bedroom with carpeted flooring, a side-facing window, radiator, and coved ceiling. The room benefits from fitted triple wardrobes and a private door leading to the en-suite wet room.

En-Suite Wet Room

Comprising a WC, wall-mounted wash hand basin, and thermostatic shower. The room is fully tiled to both floors and walls and includes downlights, an extractor fan, and a privacy-glazed window.

Bedroom 2

A well-proportioned double bedroom with carpeted flooring, fitted wardrobes with sliding doors (one mirrored), radiator, coved ceiling, and a double-glazed window overlooking the rear garden.

Bedroom 3

A single bedroom currently used as a home office. The room is carpeted and includes a fitted wardrobe, radiator, coved ceiling, and a side-facing window.



Bathroom

A stylish four-piece suite comprising a bath, enclosed shower with electric shower, vanity unit with integrated WC and wash basin. Additional features include part-tiled walls, tiled-effect flooring, chrome heated towel rail, coved ceiling, downlights, extractor fan, and a privacy-glazed window.

Garage

Integrated garage with electric roller door, concrete floor, and two double-glazed side windows allowing ample natural light. Useful utility area provides a sink, worktops, and storage, also houses the gas central heating boiler.

Front Garden

A block-paved driveway provides off-road parking and access to the garage, complemented by a lawned garden with mature planting. A wheelchair-friendly pathway with handrails leads to the front door, and a timber gate leads you to the rear garden.

Rear Garden

A private south-westerly facing rear garden, mainly laid to lawn with raised mature borders. Block-paved pathways lead to a block-paved patio area, with access available down both sides of the property. Boundaries are formed by breeze block walls and wooden panel fencing.

Disclaimer

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 details must therefore be taken as a guide only.





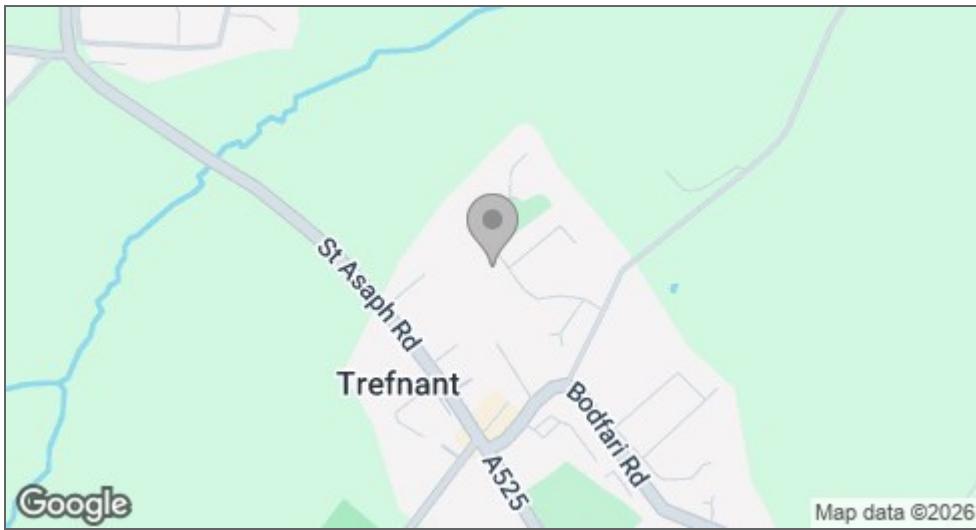
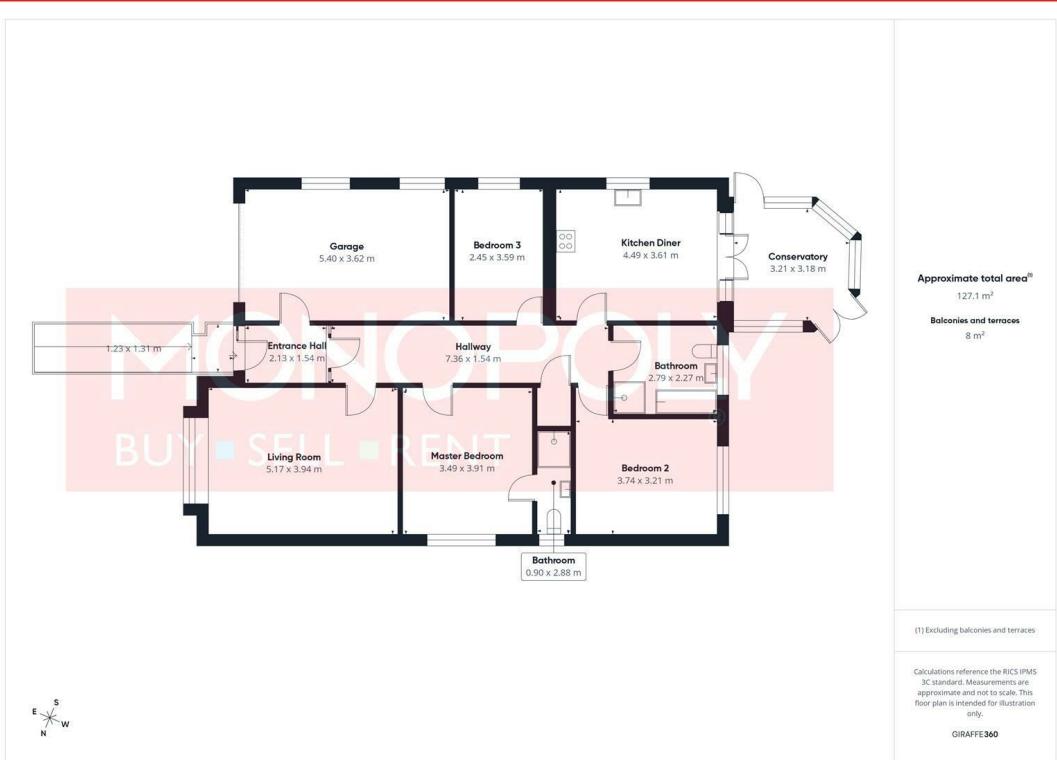


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| Energy Efficiency Rating | | Current | Potential |
|---|--------------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (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 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 | | |
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