



Park Street, Denbigh LL16 3DE

£115,000

Monopoly Buy Sell Rent is delighted to present this charming two-bedroom mid-terraced property, ideally located at the lower end of Park Street. This convenient location offers easy access to local shops, schools, the leisure centre, and Denbigh Infirmary. The ground floor features a welcoming lounge and a well-appointed kitchen offering a generous range of units, leading to a rear lean-to with a handy storeroom that houses the boiler. Upstairs, the property benefits from a spacious double bedroom at the front, a single bedroom, and a modern shower room which is conveniently accessible from both bedrooms. Externally, there is a low-maintenance, communal paved garden to the rear. The property is offered with no onward chain, making it an ideal opportunity for first-time buyers or investors alike.

- Mid-Terrace House
- Close to all Local Amenities
- Ideal First Time Buy or Investment
- Freehold Property
- Two Bedrooms
- Excellent Schools Nearby
- No Onward Chain
- Council Tax Band B



Lounge

4.04 x 3.65 (13'3" x 11'11")

uPVC front door leads you into this good-sized lounge with carpeted flooring, central with slate hearth with arched recesses to either side. Stairs lead up to to first floor, meter cupboard and a uPVC double-glazed window overlooks the front.

Kitchen

3.68 x 2.10 (12'0" x 6'10")

Beech effect fitted kitchen with a range of wall, drawers and base units with built-in wine rack. Space for fridge/freezer and dishwasher, integrated electric oven and gas hob with breakfast bar, radiator and granite effect work surfaces.

Lean To - Reception Room

Versatile space with timber double doors opening out to the rear, timber window with privacy glazing, polly roof and door into the boiler room.

Master Bedroom

3.66 x 3.42 (12'0" x 11'2")

Large double bedroom with built-in wardrobes to one alcove, access to loft via a hatch, uPVC double-glazed window overlooking the front of the property with radiator and door leading into the shower room.

Bedroom Two

2.09 x 2.00 (6'10" x 6'6")

Single bedroom with uPVC double-glazed window overlooking the rear of the property with radiator and door leading into the shower room.

Shower Room

2.06 x 1.57 (6'9" x 5'1")

A white three-piece fitted shower room comprising shower enclosure with uPVC wall paneling and fixed screen with thermostatic shower, W.C., wash basin and heated towel rail. The shower room is accessible from both bedrooms.

Outside

To the rear of the property is a communal garden area which is designed for ease of maintenance and shared between the neighbouring properties.



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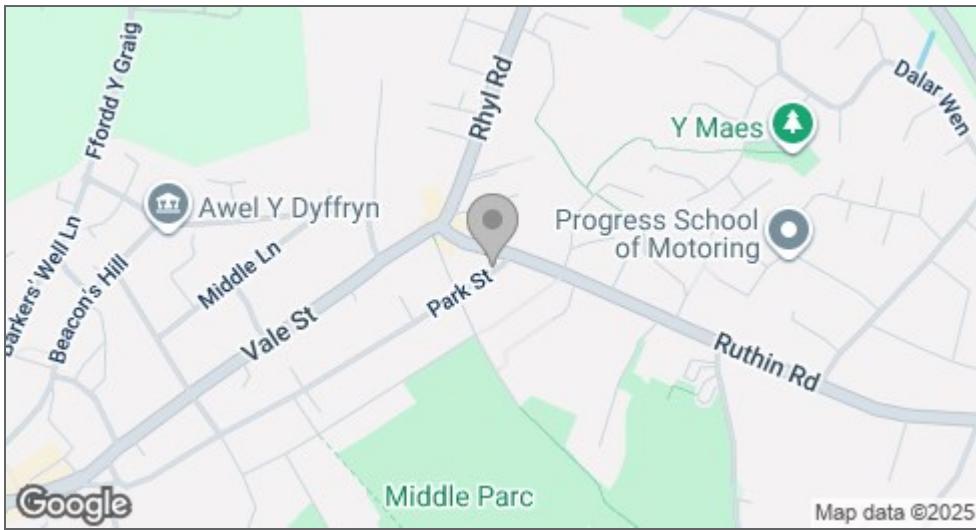
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01745 770575
denbighshire@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk









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			
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.

