



## Denbigh Street, Henllan, Denbigh LL16 5AP

### £195,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented two-bedroom property, situated in the sought-after village of Henllan in North Wales, offering comfortable accommodation, enclosed gardens, and allocated parking. The property features a welcoming lounge, a modern kitchen with breakfast bar and direct garden access, ground floor WC, two double bedrooms, and a first floor bathroom. Externally, the property benefits from low-maintenance front and rear garden areas, useful outdoor storage, and two allocated parking spaces accessed via the side driveway.

- Freehold
- Two Double Bedrooms
- Allocated Parking
- EPC TBD
- Ground Floor WC
- Local Schools Nearby
- Council Tax Band D
- Private Enclosed Garden
- Amenities Within Walking Distance



## Front Garden

The property is approached via a block paved pathway leading from the wooden front gate to the entrance door. The front garden is finished with slate chippings for low maintenance, with a short boundary wall, wooden fencing between the neighbouring property, and a neat, enclosed feel.

## Entry Hallway

A welcoming carpeted Entry Hallway with a composite front door, radiator, panel box, and doors leading to the ground floor WC and lounge.

## Lounge

A comfortable lounge with wood effect laminate flooring, double glazed window to the front, radiator, and carpeted stairs rising to the first floor landing.

## Kitchen Diner

A well-presented kitchen fitted with blue cabinetry, speckled black worktops, tiled flooring, and a matching breakfast bar with space for three to four stools. Integrated appliances include an oven with four-ring electric hob and extractor above, with under-counter space for a washer dryer, space for a tall fridge freezer, and the boiler neatly positioned beneath the counter. Twin glazed doors open directly onto the rear garden, while an understairs cupboard provides useful storage.

## WC

A practical ground floor WC with tiled flooring, toilet, radiator, extractor fan, and basin set within a vanity cabinet with tiled splashback.

## Landing

Carpeted landing with wooden bannister and handrail, giving access to the first floor accommodation.

## Master Bedroom

A carpeted double bedroom positioned to the rear, with radiator and double glazed window overlooking the garden.

## Bedroom 2

A second carpeted double bedroom with radiator, double glazed window to the front, and two built-in cupboards offering excellent storage.

## Bathroom

The bathroom features vinyl tile effect flooring, panelled bath with tiled splashback, toilet, radiator, and basin set within a vanity cabinet.

## Garden & Parking

The rear garden offers a raised patio area framed with timber sleepers and laid with turf, along with a block paved patio providing space for outdoor seating. The garden also includes an oil tank, wooden garden shed, wooden bike store, and timber panelled fencing to the boundaries. A tall garden gate provides access to the side driveway, where there are two allocated parking spaces.







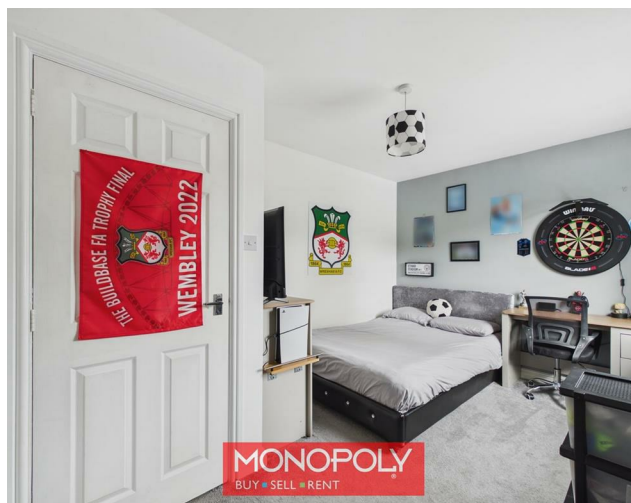
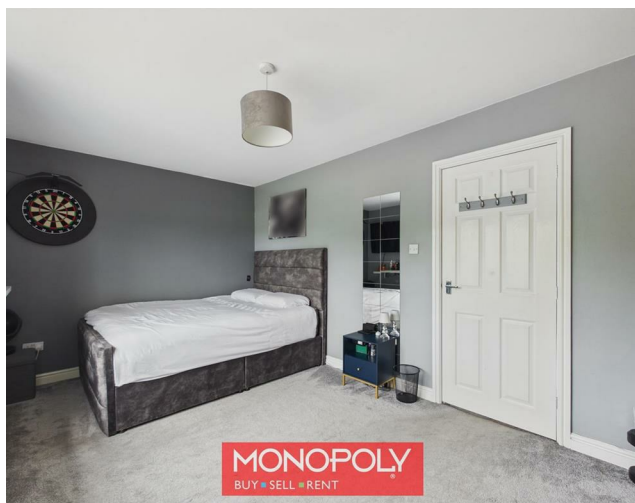
# MONOPOLY

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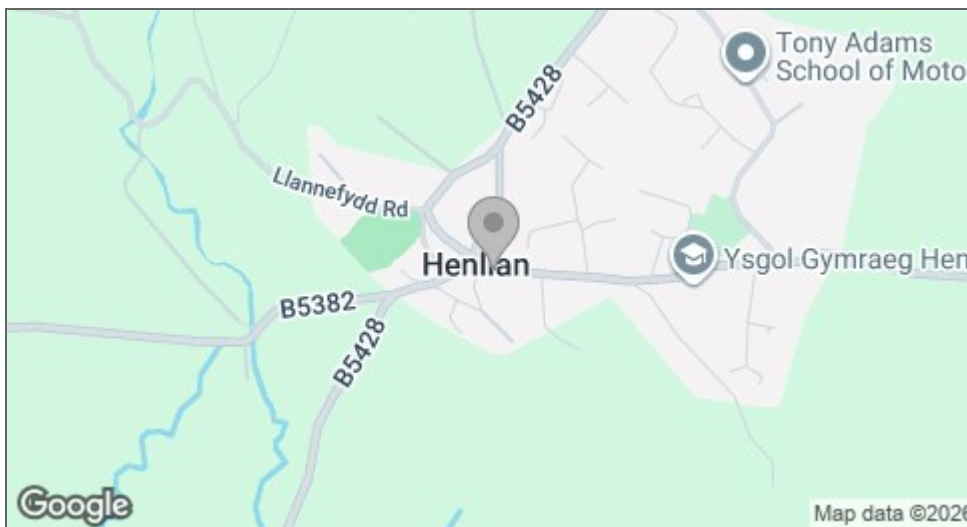
01745 770575

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.

