



Beacons Hill, Denbigh LL16 3UD

£129,950

Monopoly Buy Sell Rent are pleased to offer for sale this delightful two-bedroom grade II listed home that combines character and convenience in equal measure. The property boasts a well-maintained interior, offering comfortable and practical living spaces throughout. Nestled in the heart of the historic market town of Denbigh, it is ideally situated within walking distance of local amenities and schools. Outside, a peaceful and secluded garden provides a private haven, perfect for those with a green thumb. Additional features include a cellar and various outbuildings, offering flexible storage and utility options making this a versatile property in a desirable location.

- Characterful Two-Bedroom Terrace
- Nearby Local Amenities
- Freehold Property
- Grade II Listed
- Generous Rear Garden
- Excellent First Time Buy
- Council Tax Band; B



Lounge

3.85 x 3.66 (12'7" x 12'0")

This charming lounge features a timber front door that opens onto the original red and black square tiled flooring. At its heart is an inviting inglenook fireplace with a stone and brick surround, set on a classic slate hearth. Natural light filters through an original sash window with secondary glazing, while additional warmth is provided by a radiator with a decorative cover. The room also allows access to the stairs and kitchen, adding to its practicality and flow.

Kitchen

1.94 x 4.66 (6'4" x 15'3")

This well-presented kitchen features a range of off-white units paired with a warm woodblock countertop and a tiled splash-back. A stainless steel sink sits beneath a timber-framed double-glazed window that overlooks the rear garden, complete with a deep sill that adds character. There is space for a gas or electric oven, as well as a tall fridge freezer. Housing the newly fitted boiler (April 2025) with exposed beams bring charm to the space, which also includes a radiator and access to useful storage under the stairs.

Master Bedroom

2.93 x 4.04 (9'7" x 13'3")

This spacious double master bedroom features painted floorboards and a charming exposed beam that adds character to the space. An original sash window overlooks the front of the property, filling the room with natural light. Practical touches include a radiator in addition to built-in cupboards and hatch access to the loft allowing for plenty of storage options.

Bathroom

1.70 x 2.81 (5'6" x 9'2")

This characterful bathroom blends style and practicality, with herringbone effect flooring and

deep blue wooden panelling. An exposed beam and original rear-facing window with a deep sill add to the room's charm, while modern comforts include a bath with a thermostatic shower, a pedestal sink, and a low flush WC, all complemented by a tiled splashback and a sleek chrome towel point.

Bedroom 2

1.96 x 1.80 (6'5" x 5'10")

This cosy single bedroom features soft carpeting, classic wall paneling, a skylight that fills the space with natural light and an exposed beam that adds a rustic touch.

Rear Garden

This private and enclosed garden offers a peaceful outdoor retreat, with steps leading down to a stone slab patio surrounded by golden chipped gravel pathways. Two stone outbuildings provide useful space, one serving as a utility area and the other housing a WC and storage. Mature borders and raised beds bring colour and texture, while a pergola draped with climbing clematis creates a charming entrance to the lawned garden beyond, framed by evergreen hedges and featuring a little, tranquil pond.

Cellar

The property features a functional cellar used for general storage and adjacent to the main building is a connected outbuilding that houses the utility area. The outbuilding has access to water and drainage with both spaces being equipped with full electrical access.



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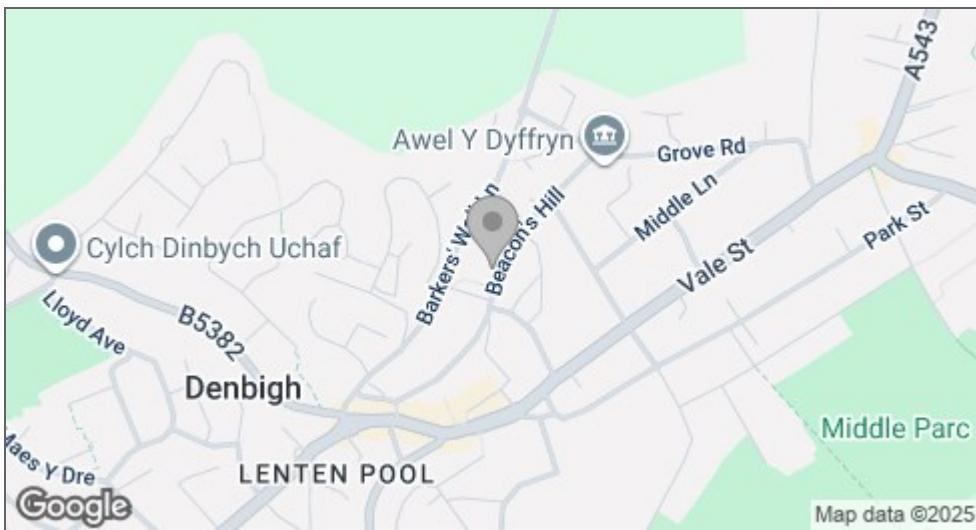
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

