



## Love Lane, Denbigh LL16 3LU

### £128,500

MONOPOLY BUY SELL RENT are pleased to offer for sale this deceptively spacious three-bedroom mid-terraced home, ideally positioned in the heart of Denbigh and within easy walking distance of local amenities. The accommodation offers excellent versatility, comprising a generous lounge diner, fitted kitchen, and a ground floor double bedroom which could equally serve as a second reception room. To the first floor there are two further double bedrooms and a stylish, recently modernised family bathroom. Externally, the property benefits from a sunken rear garden and from the back door, elevated, far-reaching views across Denbigh and the surrounding countryside.

A well-proportioned home with flexible living space, perfect for first-time buyers or investors alike, walking distance to all local amenitie and offered to the market with NO ONWARD CHAIN.

- Mid Terraced Property
- Two Reception Rooms
- Walking Distance to Town
- Freehold Property
- Two Double Bedrooms
- Rear Garden Enjoying Views
- No Onward Chain
- Council Tax Band



## Hallway

A metal framed front door with privacy glazing leads you into this bright hallway with wooden laminate flooring, a radiator, doors leads you into the lounge and dining room and a spindled staircase leads you up to the first floor having storage space underneath.

## Lounge Diner

At the heart of the home is a spacious lounge diner with carpeted flooring, a closed chimney breast flanked by alcoves, and storage shelves. A rear-facing window frames pleasant views, while a radiator and door leading through to the kitchen complete this comfortable and sociable living space.

## Bedroom 3

A well-proportioned ground-floor double bedroom featuring a metal-framed window overlooking the front of the property with carpeted flooring and a radiator. This versatile room could equally serve as a second reception room, home office or additional living space.

## Kitchen

A bright kitchen fitted with a range of white units with a black granite effect worktop with space for white goods and space for an electric or gas cooker with wood laminate flooring, stainless steel sink with mixer tap, tiled splashback a large double glazed window overlooks the rear garden with stunning views of Denbigh town and the countryside beyond with an external glazed metal door leading you out.

## Landing

A carpeted landing with doors leading to all rooms and a hatch accessing the loft.

## Master Bedroom

A generous double bedroom with a high ceiling having a built-in wardrobe and storage cupboards

in recess over stairs housing the boiler, carpeted flooring, radiator and a metal framed window overlooking the front of the property.

## Bedroom 2

A good-sized double bedroom with carpeted flooring, high ceiling, radiator, and uPVC double glazed window overlooking the rear of the property enjoying stunning views of Denbigh and the countryside beyond.

## Bathroom

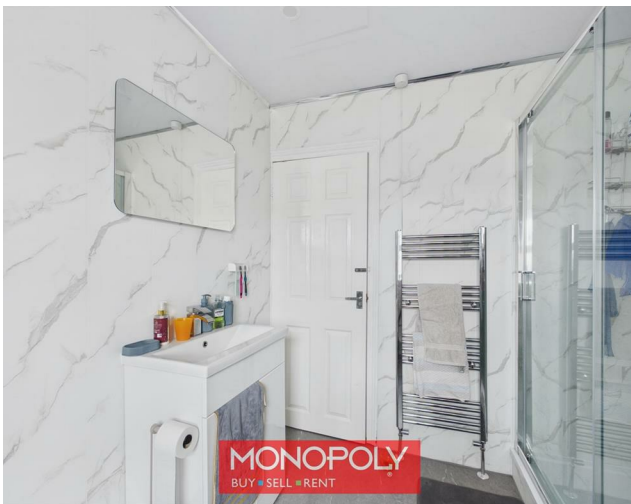
A spacious newly fitted bathroom with a three-piece suite comprising a large shower enclosure with an electric shower, vanity unit with hand wash basin and close coupled WC. Marble effect PVC wall panels, vinyl flooring, storage cupboard, and double-glazed window with privacy glass overlooking the rear of the property.

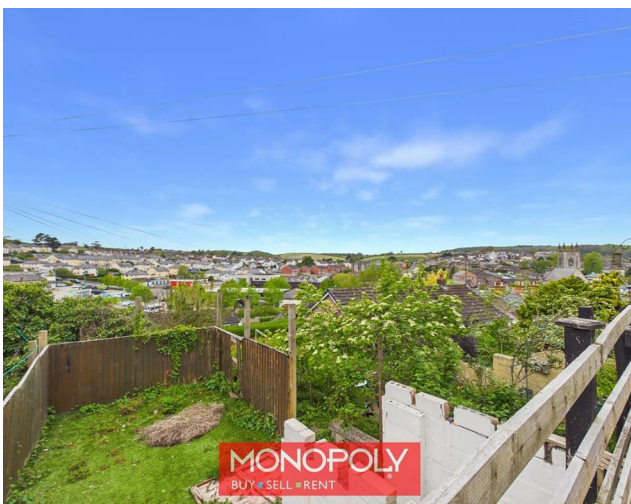
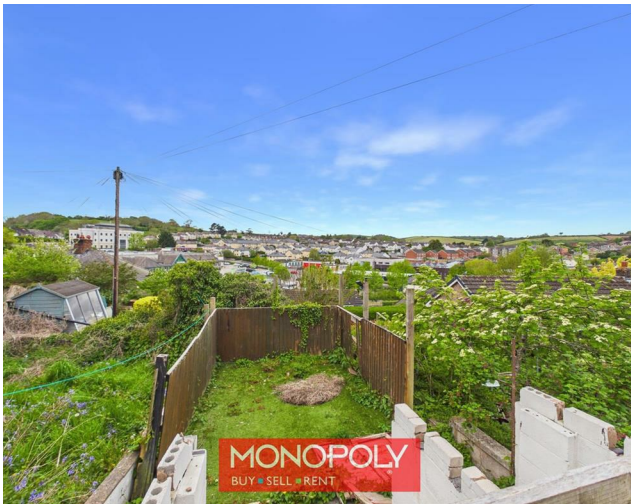
## Rear Garden

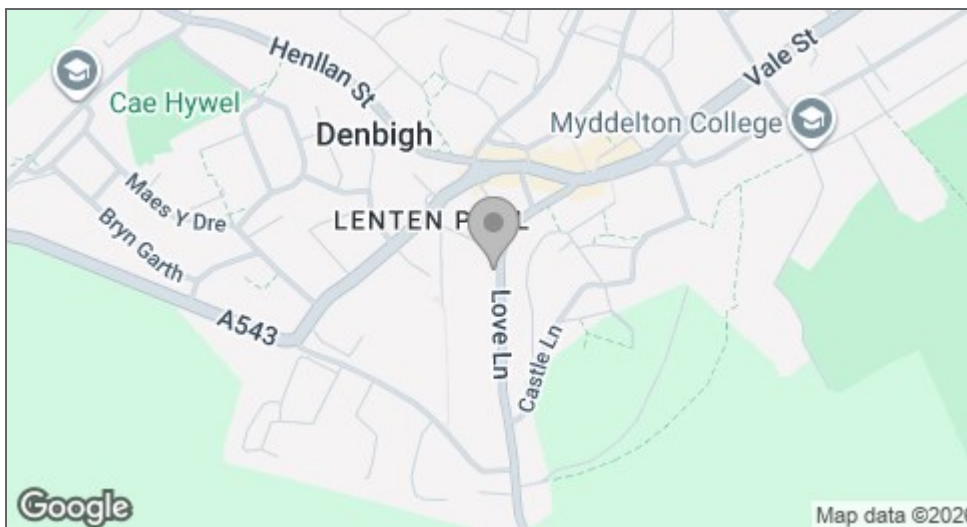
The terrace is the perfect place to sit and enjoy the stunning elevated views with a stone wall having a water tap and a paved pathway which has shared access and a timber gate and stone steps lead you down to the enclosed rear garden with astro turf for ease of maintenance and storage space under the pathway, bounded by 6ft panelled fencing.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(54-68) D		68	
(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			
(54-68) 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.

