



Tower Terrace, Denbigh LL16 3NL

£105,000

Monopoly Buy Sell Rent are pleased to offer this delightful mid terrace characterful two bedroom property in the heart of the town of Denbigh. The property would offer an ideal opportunity to any first time buyers or landlords to purchase a property that is ready to go in both scenarios. The row were renovated externally as part of the town's regeneration scheme in the yearly 2000's to create a beautiful communal frontage with wrought iron fencing and lawned area. The property has a recent EICR (electrical installation condition report) and was renovated by the current owners when bought in 2007.

VIEWING HIGHLY RECOMMENDED!

- Two Bedroom Characterful House
- Close To Town Centre
- Council Tax Band B
- Excellent First Time Buyer Or Rental Property
- Beautiful Views From Front Door
- EPC Rating Pending



Front Of Property

The property is approached via an elevated entrance, featuring a grass lawn with a paved pathway leading up to the front door, creating a welcoming and well-kept entrance.

Lounge

This lounge features wood-effect vinyl flooring, downlights, and a feature light for a warm and modern feel. There's space for an electric fireplace, a radiator for comfort, and stairs with a decorative wooden bannister adding character. The room also includes the front door to the property and a window overlooking the historic buildings of Denbigh town.

Kitchen

This contemporary kitchen is fitted with sleek cabinets and wooden worktops, complemented by a deep windowsill. It benefits from downlights, a tiled splashback, an extractor fan, and a four-burner gas hob, with designated space for a tall fridge freezer and an under-counter washing machine.

A wooden door with decorative glass panelling opens out to the garden, bringing in natural light and providing easy outdoor access.

Rear Garden

The garden features low-maintenance artificial grass, a practical log store, and is enclosed by charming stone walls. It backs onto a striking natural rock face, offering a unique and private outdoor space.

Landing

Master Bedroom

This carpeted double master bedroom features two wall lights and a sealed fireplace with electrics above, perfect for a wall-mounted TV. A built-in wardrobe offers practical storage, while a window overlooking the historic market town of Denbigh

fills the room with natural light. A radiator provides warmth, completing this comfortable and well-appointed space.

Bedroom 2

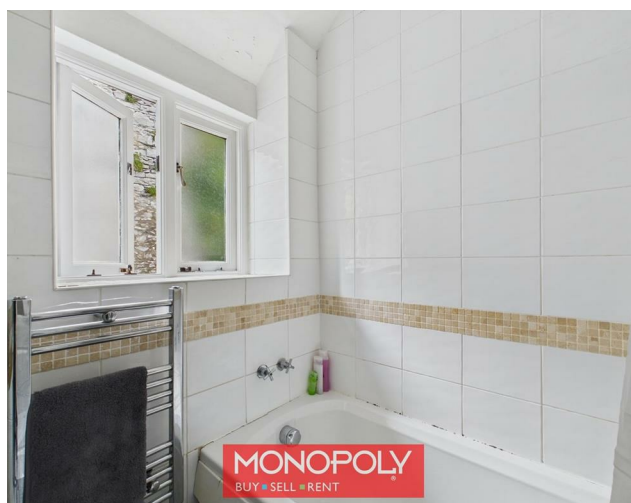
This carpeted single room features a radiator for comfort, built-in corner shelving, and a window overlooking the garden that provides natural light.

Bathroom

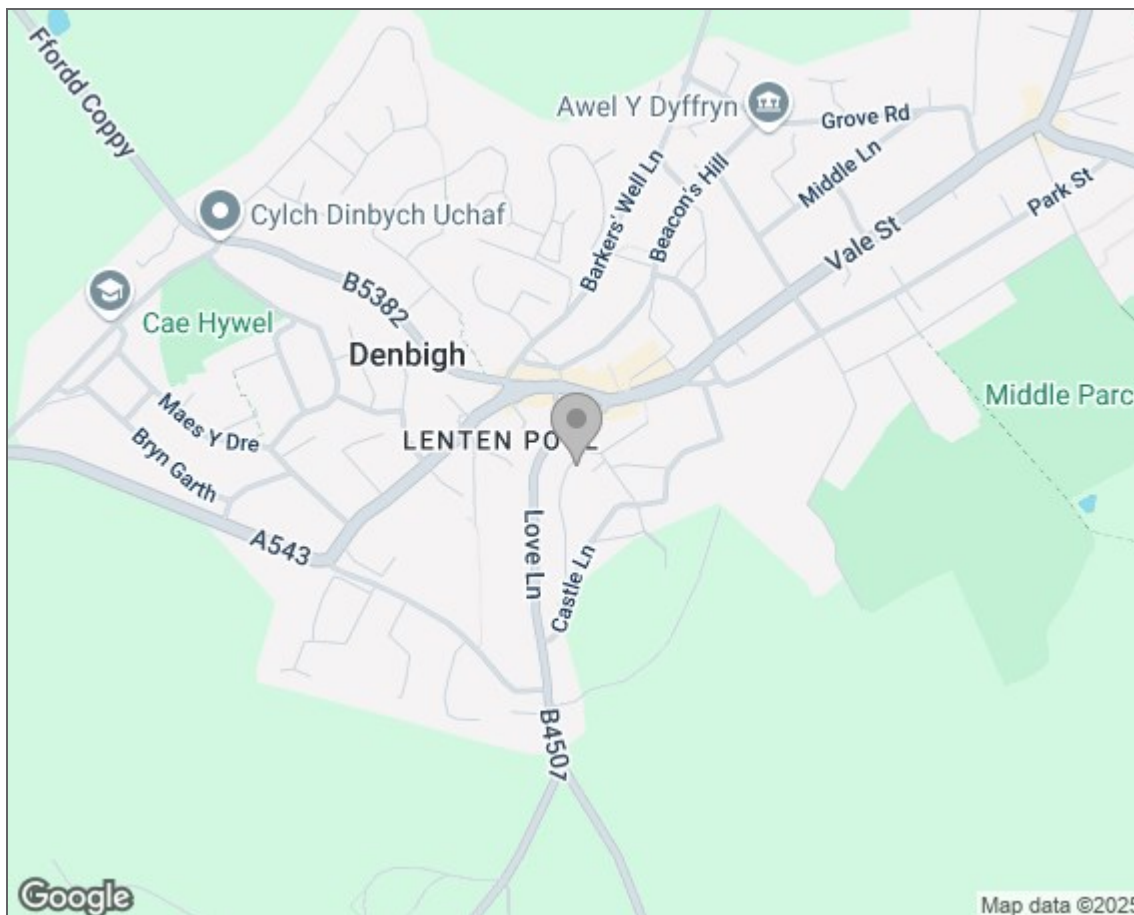
This bathroom is accessed through a bifold wooden door with frosted glass panels and features a frosted window overlooking the garden. The space includes tiled walls, wood-effect vinyl flooring, a towel point, and a bath with an electric shower and curtain rail. A wood-effect worktop with under-sink storage and downlights adds practicality and a modern touch.











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

