



## New Road, Denbigh LL16 3NA

£145,950

MONOPOLY BUY SELL RENT are pleased to offer for sale this charming two-bedroom terraced home, located on Castle Hill in Denbigh, with the town centre and a range of local amenities all within walking distance. Offering well-presented accommodation with a blend of character and practicality throughout, the property benefits from a welcoming lounge with attractive Karndean wood flooring and a gas coal-effect fireplace, a well-equipped kitchen with space for informal dining, and a rear porch opening out to a low-maintenance enclosed garden with patio and access to the cellar. To the first floor are two bedrooms and a bathroom featuring a traditional claw-footed bath, making this an appealing home for first-time buyers, investors or those looking to downsize.

- Freehold
- Charming Terraced Home
- Panoramic Views
- EPC TBD
- Characterful Interior
- Cellar Access
- Council Tax Band B
- Enclosed Rear Garden
- Walking Distance to the Town Centre



## Lounge

The lounge is a welcoming reception room featuring attractive Karndean wood flooring and double glazed windows to the front elevation. A gas coal-effect fireplace with a black granite hearth provides a focal point, while built-in shelving and storage beneath the stairs make excellent use of the space. Wooden stairs rise to the first floor with a timber banister, and the room is completed by a radiator and a uPVC front door with frosted glazed panelling.

## Kitchen

The kitchen is fitted with cream fronted cabinetry complemented by tiled flooring and tiled splashbacks. It is well equipped with an integrated fridge, freezer, washing machine and dishwasher, along with a four burner gas hob, under counter grill oven and concealed extractor hood. A stainless steel sink with drainer and mixer tap sits beneath one of the windows, while the boiler, approximately seven years old, is neatly housed within a cupboard. With two double glazed windows to the side and one to the rear, a radiator, and space for a small table and chairs, the kitchen offers both practicality and room for informal dining.

## Porch

To the rear of the property, the porch provides a practical entrance space from the garden with tiled flooring and double glazed windows to either side, allowing in plenty of natural light. A uPVC door with obscure glazed panelling opens into the porch, with a wooden internal door leading through to the kitchen.

## Landing

The first floor landing is carpeted and provides access to all bedrooms and bathroom via wooden internal doors.

## Master Bedroom

The principal bedroom is a good sized double room with carpeted flooring and a double glazed window to the front elevation. Additional features include a radiator, a built-in wardrobe and the loft access hatch.

## Bedroom 2

The second bedroom features carpeted flooring, a radiator and a double glazed window to the rear.

## Bathroom

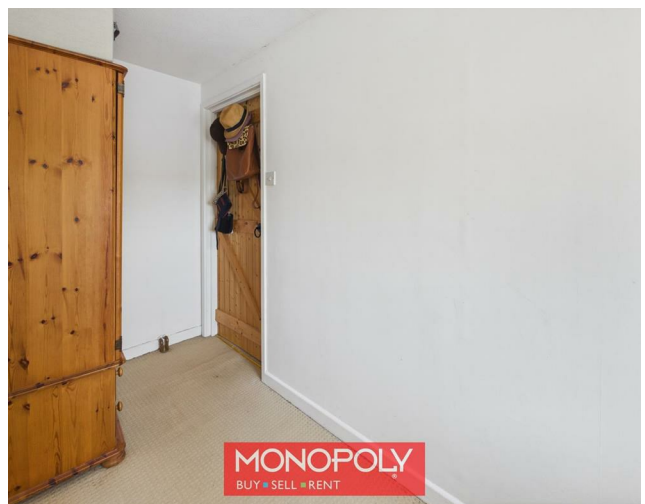
The bathroom is fitted with a traditional claw footed bath, wash hand basin with tiled splashback, and WC. Finished with Karndean wood flooring, a radiator with a chrome towel rail, tiled surround to the bath, and an obscure glazed uPVC window, the room combines character with practicality.

## Garden

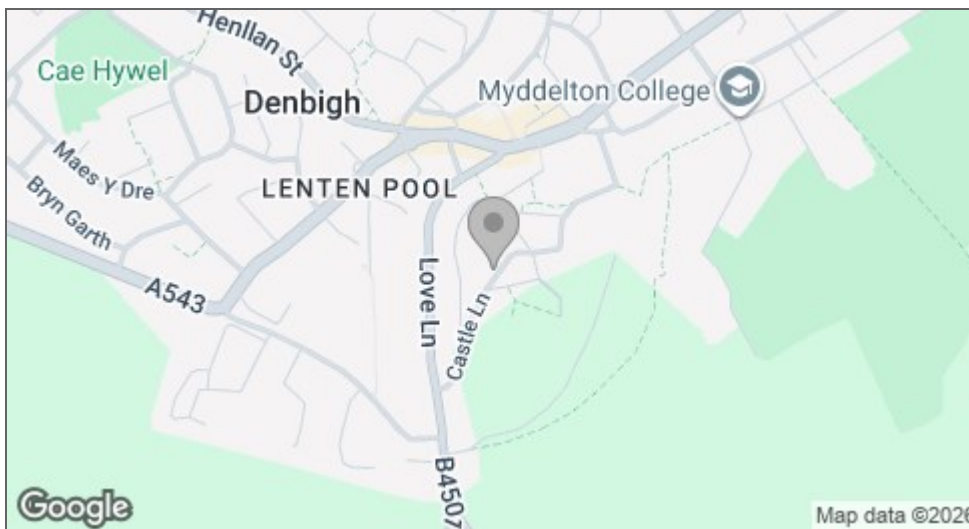
The enclosed rear garden has been designed for low maintenance, with a block paved patio providing an ideal space for outdoor seating. Partial stone walling adds character, while timber fencing and a wooden gate lead through to the walkway. There is also access to the cellar from the garden.











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

