



Tan Y Gwalia, Denbigh LL16 3NN

£130,000

Monopoly Buy Sell Rent are pleased to offer for sale this charming and characterful cottage, believed to date back to around 1850, and enjoying an elevated position with stunning views over Denbigh rooftops and the open countryside beyond. Known as THE OLD PREACHERS HOUSE, this unique home is full of history and original features, including a pantry set within the old Castle walls. The accommodation offers a cosy living room with an open fireplace, a country-style kitchen, useful pantry, two bedrooms, and a compact shower room. Externally, the property benefits from a paved seating area to the front, gravelled side space with sheds, and a triangular lawn, all making the most of the spectacular outlook. Located within walking distance of the town centre and situated within a Conservation area, this delightful home would suit those seeking charm, views, and a convenient setting.

Offered for sale with NO ONWARD CHAIN.

- Characterful Historic Cottage
- Two Bedrooms & Shower Rm
- Open Feature Fireplace
- Views Across Denbigh Rooftops
- Freehold Property; Council Tax Band B
- Built Circa 1850'; The Old Preacher's House
- Stunning Elevated Views
- Walking Distance to Town
- Open Countryside Outlook
- No Onward Chain



Living Room

Featuring oak laminate flooring, newly fitted wooden double-glazed windows with deep sills framing the impressive views, and a radiator beneath. A central open fireplace with a red brick surround, black painted wooden mantel, and slate hearth creates an attractive focal point, while fitted shelving to the recess and a built-in cupboard housing the Worcester gas combi boiler add practicality. Stairs rise from the living room to the first floor, and a glazed door leads through to the kitchen.

Kitchen and Pantry

Fitted with country-style white units and has tiled floor, beamed ceiling, stainless steel sink, space for a gas or electric cooker with extractor hood above, plumbing for a washing machine, and room for a small dining table. A wooden rear door provides access outside, while steps lead up to the pantry, which is a spacious and useful addition with lighting and power.

Master Bedroom

A generous double bedroom with fitted storage over the stairs having sliding doors, power sockets, radiator, and a double glazed window with deep sill enjoying delightful countryside views overlooking the front of the property.

Bedroom 2

A single bedroom with a deep sill window, pleasant outlook, radiator, and hatch giving access to the attic.

Shower Room

Compact yet practical, fitted with a corner shower cubicle with electric shower and PVC wall panels, vanity unit with sink, WC, wall-mounted mirrored cabinet, tiled walls, radiator, vinyl flooring, and extractor fan.

Outside

Approached via slate steps leading up to the front entrance, the outside space enjoys a lovely sense of privacy and makes the most of the exceptional setting. A paved seating area sits to the front door, providing an ideal spot to sit and admire the stunning rooftop and countryside views. To the side is a gravelled area with two timber sheds and access to the rear door, while a triangular-shaped lawn adds further outdoor space enjoying the same stunning view and enhances the cottage's appeal set within the Castle walls.

Disclaimer

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 details must therefore be taken as a guide only.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E		48	
(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			
(54-68) 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.

