



## Park Street, Denbigh LL16 3DE

### £260,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this beautifully presented and characterful property, located on Park Street, a pleasant street within a sought-after area of Denbigh. The accommodation is bright and modern throughout, with tiled flooring, spotlighting and extensive double glazing creating a light and practical layout. The property comprises a spacious lounge, sleek kitchen diner, study, two double bedrooms, bathroom and en suite facilities, with bedroom two offering excellent flexibility as a self-contained guest suite. Externally, the home benefits from an attractive garden with lawns, cobble pathways, stone boundary walls and a glass veranda. The cobble-paved driveway provides sheltered parking for two vehicles, complemented by mature foliage, a pergola with Virginia creeper and a useful stone-built shed.

- Freehold
- Character Detached Property
- Secluded Central Location
- EPC TBD
- Two Double Bedrooms
- Off Road Parking
- Council Tax Band D
- Seamless Living Design
- Private Enclosed Gardens



## Private Courtyard

The cobble paved driveway is accessed via large wooden doors and provides parking for two vehicles. A glass roof stretches from the stone wall to the house, creating a sheltered parking area. Stone walls border the property, with mature foliage adding privacy and greenery. A pergola with virginia creeper creates an attractive feature within the space, while steps lead down to slate chippings running around the home and a narrow side access continues through to the garden.

## Lounge

A bright and contemporary lounge finished with tiled flooring and spotlighting. Floor-to-ceiling, high quality, double glazed doors span the front wall, allowing excellent natural light and providing access through to the garden. A glazed door leads into the hallway, with two open access points flowing through to the kitchen diner.

## Kitchen Diner

The kitchen diner is fitted with tiled flooring and a sleek range of shiny black cabinetry, there is space beneath the counters for three white goods appliances. There is an oven with four-ring gas hob, stainless steel extractor hood, stainless steel sink and tiled splashback. Double glazed twin doors open to both the front and rear, while two openings connect back through to the lounge. The room offers ample space for a large dining table and chairs, with downlights and spotlights completing the modern feel.

## Study

The study is finished with tiled flooring and downlights, with double glazed windows to the side and twin double glazed doors opening to garden. An open access point leads into the kitchen, making this a practical space for home working, reading or additional reception use.

## Hallway

The hallway features tiled flooring, built-in storage and spotlighting, providing a neat and practical entrance point to the accommodation and bathroom.

## Master Bedroom

A double bedroom with tiled flooring, downlights and twin double glazed doors opening directly out to the garden. The room also benefits from a door to the hallway and a double glazed internal window looking through to the lounge.

## Bathroom

The bathroom is finished with tiled flooring, partially tiled walls and downlighting. The suite includes a shower with curved enclosure, toilet, sink and extractor fan. Built-in mirrored storage houses the boiler, which was installed in April 2021.

## Bedroom 2

A further, self-contained, double bedroom with tiled flooring and downlights, benefitting from a double glazed door opening to the garden and a double glazed window to the side.



## En Suite

The en suite is finished with tiled flooring and tiled walls, comprising a shower with curved glass enclosure, toilet, sink and extractor fan. The room also features a double glazed window to the side, twin double glazed doors to the garden and direct access to bedroom two.

## Garden

The garden is an attractive outdoor space with grass lawns, cobbled stone pathways and a glass veranda set on a concrete base. Stone boundary walls provide character and privacy, with a wooden door set within the walling. The garden can be accessed from the lounge, kitchen and the self-contained second bedroom with en suite.

## Outbuilding

A useful stone-built shed finished with butcher tile flooring, downlights, white cabinetry and worktop space. Twin glass doors open onto the driveway, making this a practical storage space.

## Disclaimer

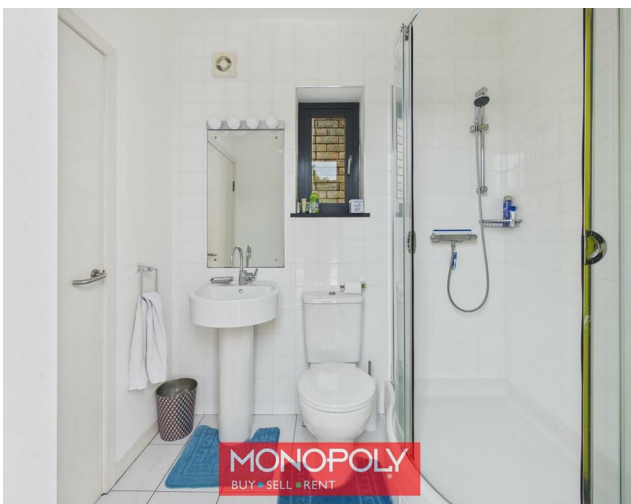
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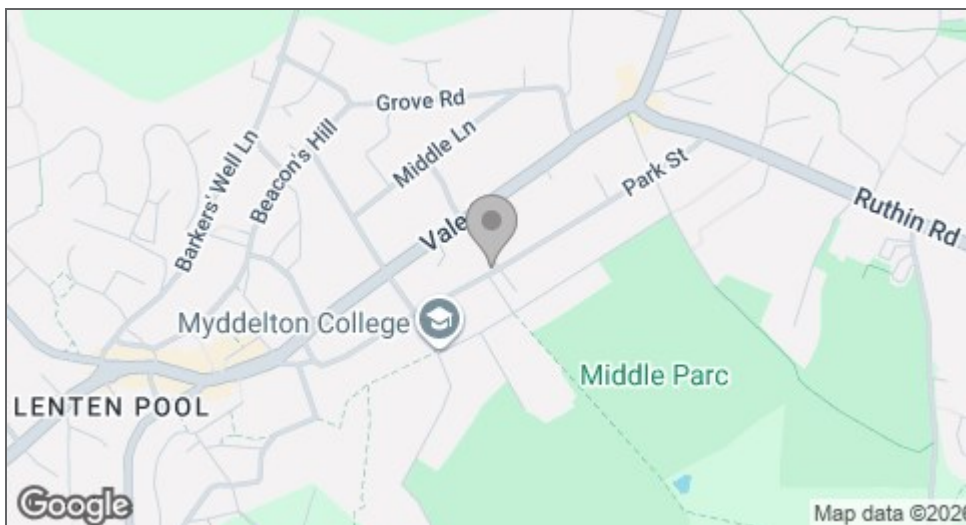
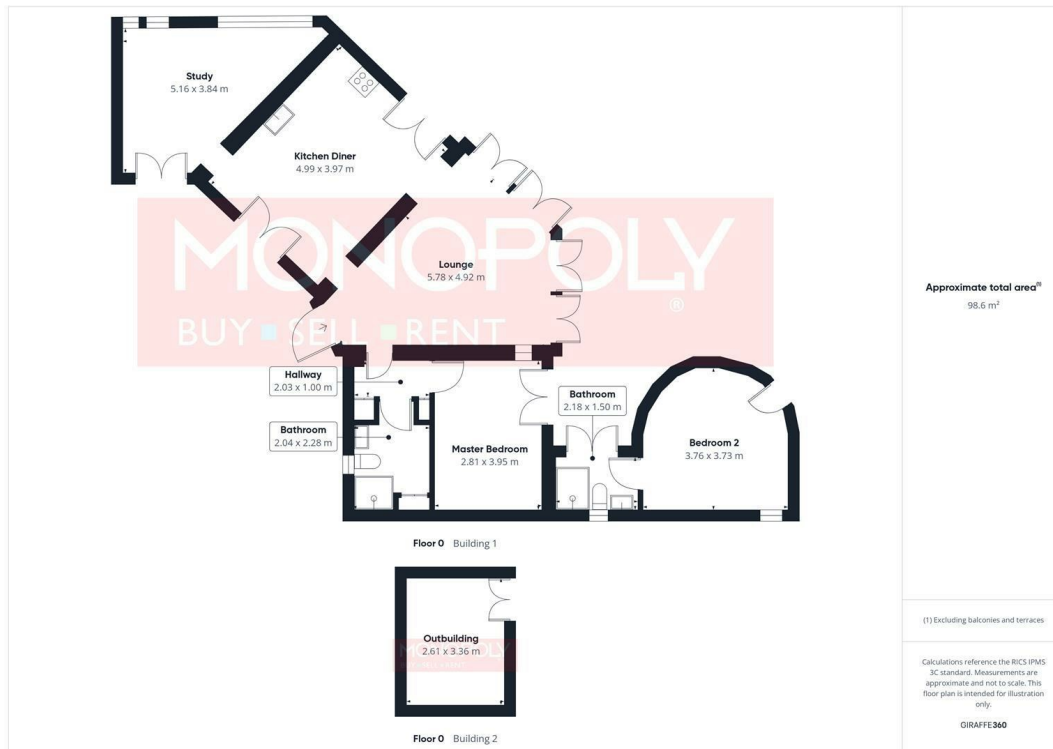












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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