



Love Lane, Denbigh LL16 3LT

£137,500

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented two-bedroom terraced home, situated in a convenient location close to local amenities. Stylishly modernised throughout, the property offers bright and practical accommodation that would be ideal for a first-time buyer, investor, or those looking to downsize. The property benefits from a contemporary fitted kitchen with breakfast bar, an attractive modern shower room, and an enclosed rear garden arranged over two levels for ease of maintenance. In brief, the accommodation comprises a lounge, kitchen, first floor landing, two bedrooms, and a bathroom. Outside, the private rear garden provides an appealing outdoor space with wooden decking, artificial lawn, and planted borders.

- EPC - C
- Breakfast Bar Seating
- Two-bedroom Terraced Home
- Freehold
- Local Ammenities Nearby
- Modern Fitted Kitchen
- Council Tax Band - B
- Central Location
- Wooden Decking with Panoramic Views



Lounge

A bright and welcoming main reception room, finished with wood-effect laminate flooring and centred around an attractive plug-in electric fireplace with modern surround, creating a lovely focal point. A front-facing double-glazed window allows for good natural light, while built-in storage and shelving provide useful practical space. Further features include a radiator, a timber entrance door with double glazed panelling, and stairs rising to the first floor.

Kitchen

A stylish and well-appointed kitchen fitted with a modern range of grey wall and base units, complemented by butcher block-effect worktops and contemporary tiled splashbacks. Incorporating an integrated oven with induction hob and stainless steel extractor hood, the kitchen also offers under-counter space for a washing machine, space for a tall fridge freezer, and a practical breakfast bar for casual dining. Finished with wood-effect laminate flooring and recessed downlights, the room is brightened by rear-facing double glazed windows, with a timber external door opening out to the rear garden.

Landing

A neatly presented carpeted landing with timber handrail, providing access to both bedrooms and the bathroom.

Bedroom One

A comfortable double bedroom positioned to the front of the property, finished with carpeted flooring and benefiting from built-in storage. A front-facing double glazed window provides natural light, with a radiator adding everyday comfort.

Bedroom Two

A well-proportioned second bedroom overlooking the rear of the property, finished with carpeted flooring and enjoying a rear-facing double glazed window.

Bathroom

A stylish and attractively appointed shower room fitted with a contemporary white suite comprising a low flush WC, wash hand basin, and a curved glass shower enclosure with a waterfall-style shower head. Finished with tiled flooring, partially panelled walls, tiled splashbacks, recessed downlights, chrome heated towel rail, extractor fan, and a rear-facing obscure double-glazed window, the room has been designed with both style and practicality in mind.

Garden

The enclosed rear garden is private, attractive, and designed for ease of maintenance, being arranged over two levels. The upper level features a timber decked seating area with timber fencing, ideal for outdoor dining or relaxing, while the lower level is laid with artificial lawn and decorative chippings forming a pathway. Flower beds add colour and interest, and stone steps lead down from the rear door, creating a practical and appealing outdoor space.

Disclaimer

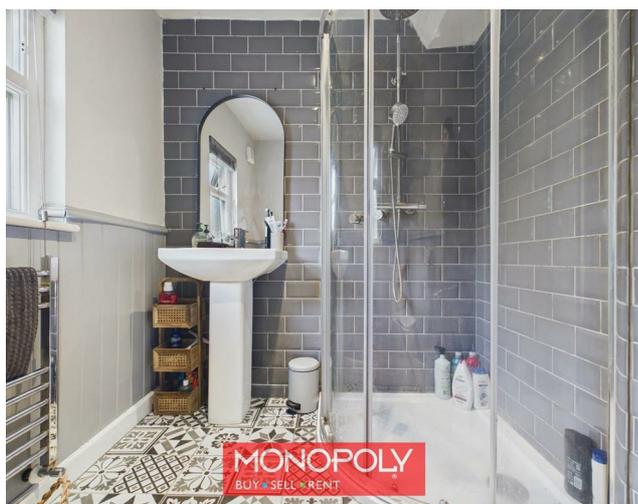


MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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			91
(81-91) B			
(69-80) C		71	
(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	

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