



Love Lane, Denbigh LL16 3LU

£137,500

Monopoly Buy Sell Rent are pleased to offer this spacious three-bedroom mid-terraced property in the heart of Denbigh, within walking distance of all local amenities. The accommodation comprises a lounge, dining room, kitchen, two double bedrooms, a single bedroom, and a bathroom. The property has been fully updated, including a completed damp proof course, triple-glazed windows, new asphalt on the kitchen roof, and new flooring throughout. Outside, there is a rear garden and yard with stunning views of Denbigh and the surrounding countryside. This well-proportioned home would make an ideal first-time purchase or investment opportunity.

- Mid Terraced Property
- Two Reception Rooms
- Walking Distance to all Local Amenities
- Triple Glazed Windows Throughout
- Three Bedrooms
- Rear Garden and Yard
- Completed Damp Proof Course
- Ideal for First Time Buyers or Investors



Hallway

3.04 x 1.70 (9'11" x 5'6")

A timber green front door with newly installed privacy double glazing opens into this welcoming entrance hallway, finished with herringbone wood-effect vinyl flooring. The hallway features a radiator with shelf above, doors leading to both reception rooms, and a staircase rising to the first floor with a useful storage cupboard beneath.

Reception Room

3.02 x 2.80 (9'10" x 9'2")

Currently utilised as a home office, this versatile room is carpeted and features a front-facing triple-glazed window. A central fireplace (currently boarded), coved ceiling, and radiator.

Lounge and Dining Room

4.58 x 3.36 (15'0" x 11'0")

A spacious, carpeted reception room featuring a central fireplace (currently blocked) with built-in shelving and cupboards set within the alcoves. A large rear-facing window enjoys pleasant views over the garden, and there is ample space for a dining table, with an open doorway leading through to the kitchen.

Kitchen

3.31 x 2.23 (10'10" x 7'3")

A bright, triple-aspect kitchen fitted with bespoke pine units, offering space for appliances including an oven, fridge, washing machine and freezer. The room features tiled splashbacks, a stainless steel sink, a newly installed cooker point, and a gas combi boiler (serviced annually). Triple-glazed windows enjoy stunning views across Denbigh and the surrounding countryside, while an external door provides access to the rear yard.

Master Bedroom

3.99 x 3.01 (13'1" x 9'10")

A generous double bedroom with high ceilings and

carpeted flooring, featuring built-in storage shelving set within a recess and a large storage area over the stairs. A front-facing window provides natural light, complemented by a radiator.

Bedroom 2

3.46 x 2.75 (11'4" x 9'0")

A generous-sized double bedroom with carpeted flooring and high ceilings, plenty of room for fitted or freestanding storage cupboards, featuring a uPVC double-glazed window to the rear that enjoys stunning views across Denbigh and the surrounding countryside.

Bedroom 3

3.41 x 1.18 (11'2" x 3'10")

A single bedroom with carpeted flooring, radiator, rear-facing window, and loft access.

Bathroom

2.51 x 2.03 (8'2" x 6'7")

A well-proportioned bathroom fitted with a three-piece suite comprising a full-sized bath with electric shower over, pedestal wash hand basin, and WC. The room features partially tiled walls and vinyl tile-effect flooring. A rear-facing privacy window allows for natural light, with spotlights, a radiator with shelf above, and useful storage shelving within the airing cupboard.

Rear Garden

A paved rear yard featuring a useful outhouse providing additional storage and benefiting from electricity. An outside tap is conveniently located in the yard. Wrought iron fencing and gates lead to a shared pathway. Slate steps descend to the main garden area, which is planted with shrubs and benefits from additional storage space beneath the pathway, all while enjoying lovely views across Denbigh and the surrounding countryside.

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.



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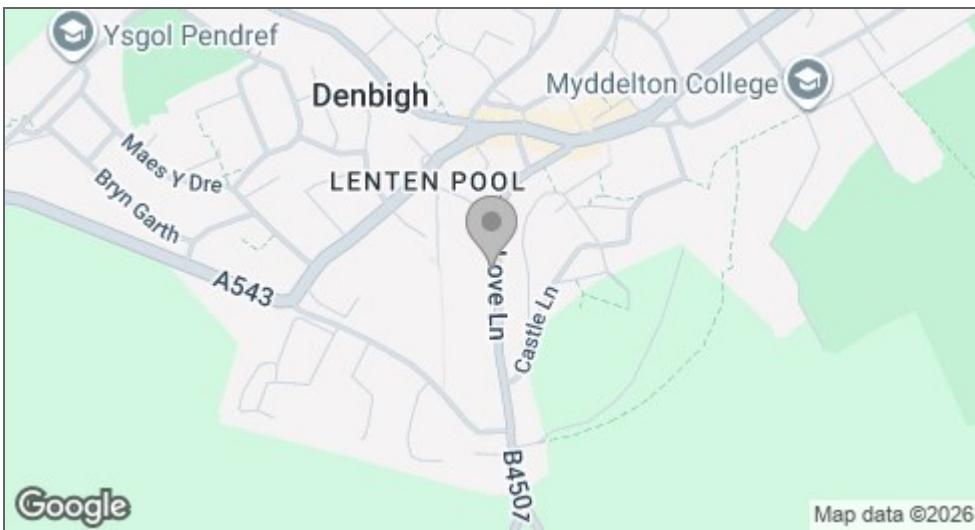
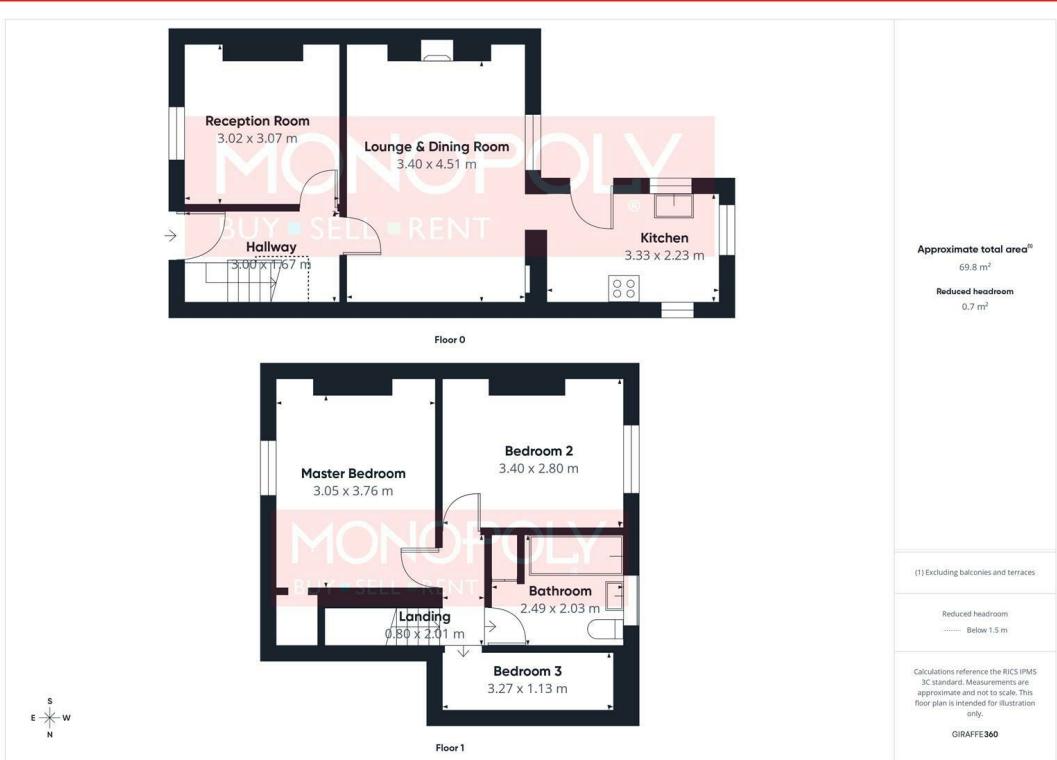


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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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