



## Denbigh Street, Henllan, Denbigh LL16 5AR

### £239,950

Monopoly Buy Sell Rent is pleased to offer for sale this modern and well-present three double bedroom cottage full of character and charm located with many original features situated in the sought-after village of Henllan, a quaint village with its local shop/post office, church, chapel, village hall and a thatched roof pub. The accommodation briefly comprises a modern fitted kitchen diner with an Inglenook fireplace, a lounge with a multi-fuel burner, three bedrooms and a contemporary fitted bathroom. Externally the property offers an enclosed front terraced garden with a garden waterfeature and storage shed.

Characterful period cottage, roomy accommodation in an excellent village location...Must be viewed to fully appreciated!

- Delightful Characterful Property
- Two Inglenook Fireplaces
- Modern and Well-Present
- Freehold Property
- Three Double Bedrooms
- Sought After Village Location
- Full of Character and Charm
- Council Tax Band D



## Kitchen Diner

A light heather coloured wide stable front door leads you into this traditional cottage kitchen with stunning original features to include slate flooring, beams on the ceiling and a large stone inglenook fireplace housing an electric fire. The kitchen is fitted with a modern range of units with a porcelain sink having a swan head mixer tap, corner unit, pull-out shelves, tiled splashbacks, electric cooker and hob with extractor hood above, space for washing machine, integrated fridge freezer, overhead cupboard houses the consumer unit, radiator, space for a dining table and two double glazed windows one overlooking the front and the other overlooking the rear of the property.

## Lounge

Stone steps lead you up to this characterful lounge situated in the heart of this home with original slate flooring, stone Inglenook fireplace housing a multi fuel burner, beams on the ceiling, built-in shelving, a double glazed window with deep sill overlooks the front of the property, stone steps lead you up to the third bedroom and bathroom and a spindled staircase leads you up to the master bedroom and bedroom 2.

## Landing

Carpeted landing with barn doors leading to both bedrooms with a built-in storage cupboard.

## Master Bedroom

A light and bright double bedroom situated in the loft with an Apex roof having a Velux window enjoying stunning views over open countryside, with carpeted flooring, built-in wardrobe and storage cupboards with a smaller window overlooking the front of the property.

## Bedroom 2

A carpeted double bedroom with built-in wardrobe, a built-in storage cupboard with a hatch accessing the loft and a double-glazed window with a deep sill overlooking the front of the property.

## Landing

Stone steps lead you to this small, carpeted landing with an exposed stone wall having barn doors leading you into the third bedroom and bathroom.

## Bedroom 3

This cozy double bedroom features carpeted flooring and a double-glazed window with a deep sill, framing stunning views of the surrounding landscape. The room is warmed by a radiator with wall panelling and a charming beam across the ceiling, combining comfort with character.

## Bathroom

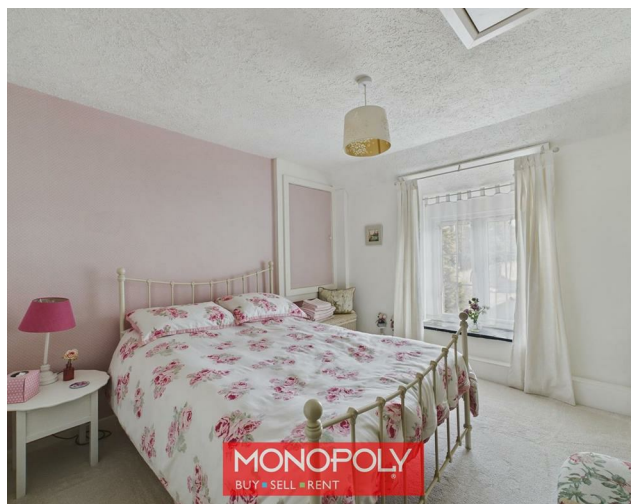
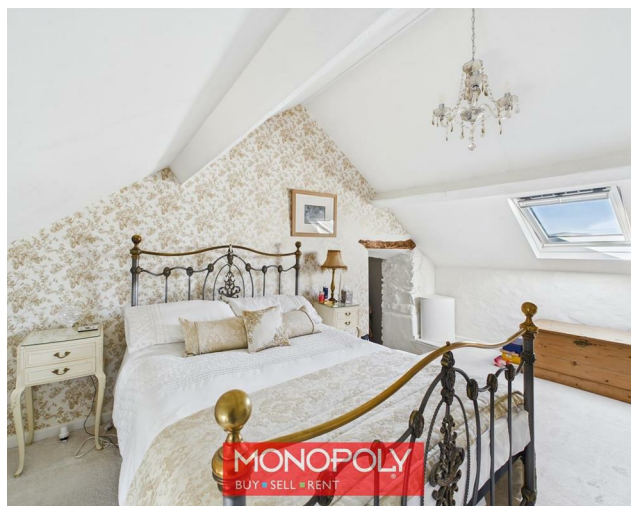
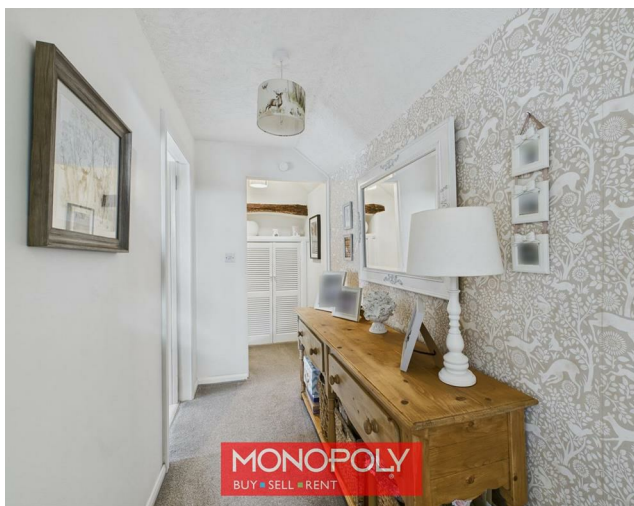
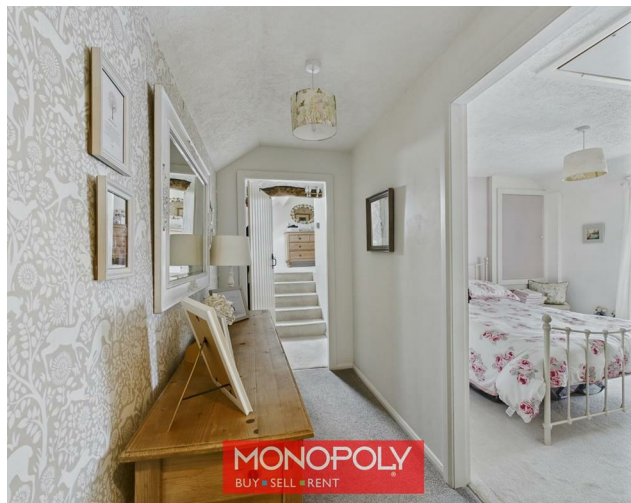
This elegant bathroom boasts a classic roll-top clawfoot bath with shower over, and a stylish vanity unit with a sink and low flush WC having tiled splashbacks, solid oak floor, a double-glazed window with a deep sill allows in natural light, and a sleek chrome tall towel rail add both functionality and modern charm to the space.

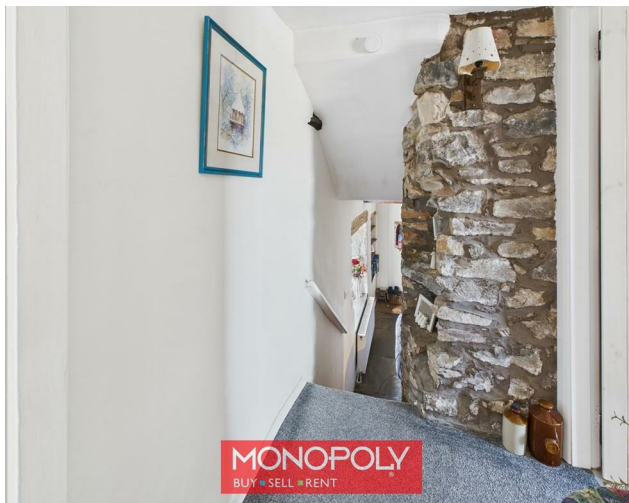
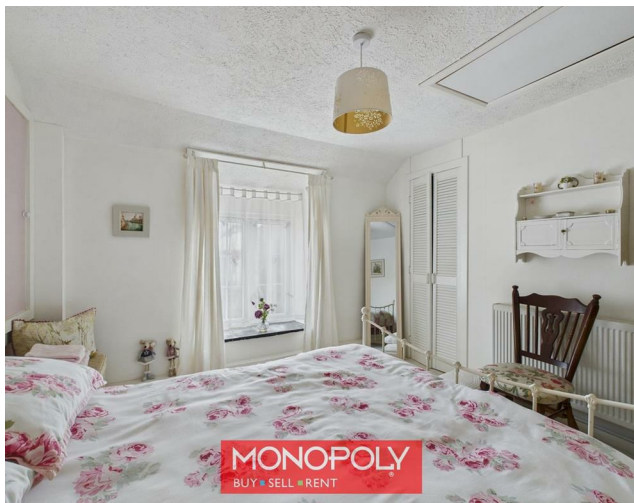
## Outside

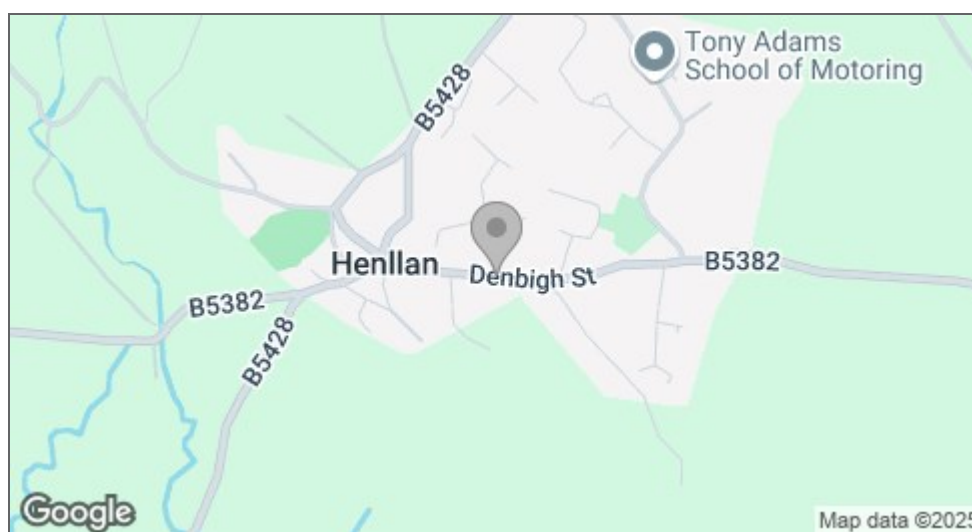
The terrace front garden features a charming stone wall with iron gates, leading to a cozy patio area perfect for outdoor relaxation. A stylish water feature adds a tranquil touch, while the oil tank is discreetly housed amidst slate chippings and a mature border, with a timber storage shed.











| 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                                                       |         |           |
| (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.

