



## Beacons Hill, Denbigh LL16 3UB

### £115,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented two-bedroom home offers a fantastic opportunity for first-time buyers, small families, or investors. Just a short walk from Denbigh town centre and within the catchment area for several highly regarded local schools, the property is ideally positioned for both convenience and lifestyle. Inside, the home features a bright and welcoming lounge, a modern kitchen with garden access, two well-proportioned bedrooms, and a stylish family bathroom. The rear garden is private and low-maintenance, perfect for relaxing or entertaining. Additional benefits include gas central heating and double glazing throughout.

This charming home combines comfort, practicality, and a great location—early viewing is highly recommended.

- Two Bedrooms & Bathroom
- Terraced House
- Walking Distance to Town Centre
- Nearby Local Amenities
- Excellent First Time Buy
- No Onward Chain
- Catchment Area for Excellent Schools
- Council Tax Band: B
- Freehold



## Lounge

A welcoming lounge featuring attractive wood-effect laminate flooring, with carpeted stairs leading to the upper level. Natural light fills the room through a double-glazed front-facing window. Additional features include a radiator, under-stairs storage, and modern spotlighting. The meter is positioned above the UPVC front door, and the panel box is serviced until 2029.

## Kitchen

This modern kitchen is well-appointed with wood-effect cabinetry, stylish black-speckled worktops, and a tiled splashback. It offers a four-ring hob with oven and hood, space for a washer-dryer, and a convenient breakfast bar or small dining area. A Worcester boiler is housed here, with access to the rear garden via a UPVC door with obscure glass. A rear-facing double-glazed window provides additional light, and a flush-mounted ceiling fixture completes the space.

## Landing

The landing is fully carpeted and fitted with a handrail for added safety and comfort, connecting the upstairs rooms seamlessly.

## Master Bedroom

A generous double bedroom overlooking the front of the property, finished with soft carpeting and a central drop-down ceiling light. The room also benefits from a radiator and a solid wooden door leading to the landing.

## Bedroom 2

A cosy single bedroom at the rear of the home, featuring a double-glazed window, radiator, drop-down ceiling light, and carpeted flooring, making it an ideal child's room, guest space, or home office.

## Bathroom

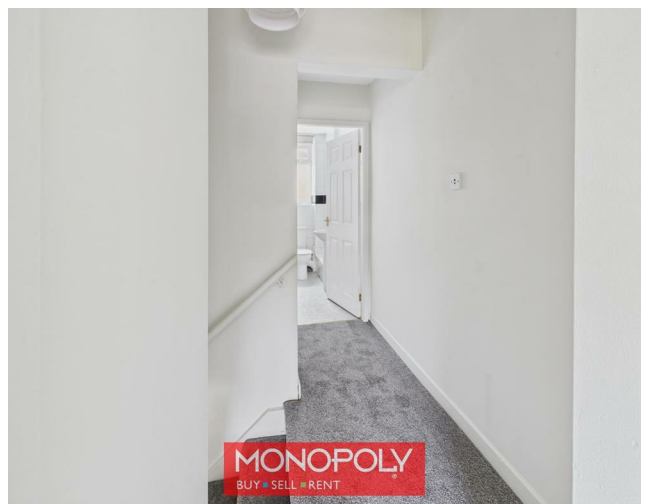
The family bathroom is fitted with a bath and shower unit, toilet, and sink, complemented by partially tiled and panelled walls. A rear-facing obscure window ensures privacy, while the tile-effect vinyl flooring and radiator add comfort. The wooden door also includes convenient towel hooks.

## Garden

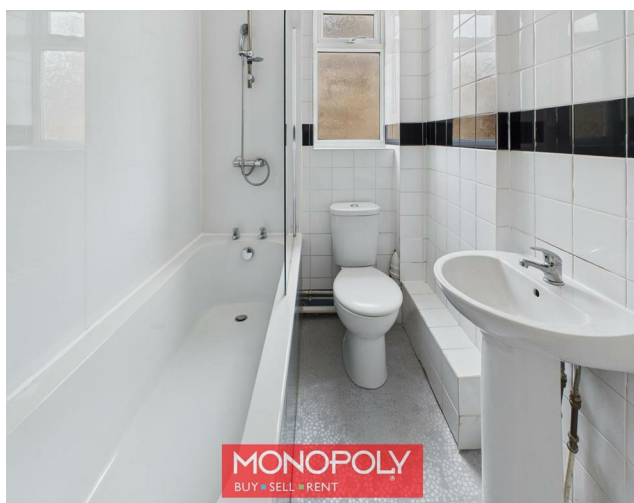
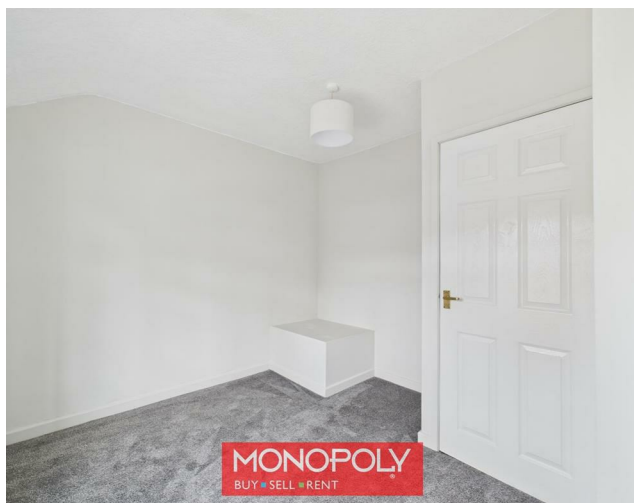
The enclosed garden offers a low-maintenance outdoor space, with a paved path and gravelled section. Tall wooden gates on either side, along with surrounding walls, provide excellent privacy.





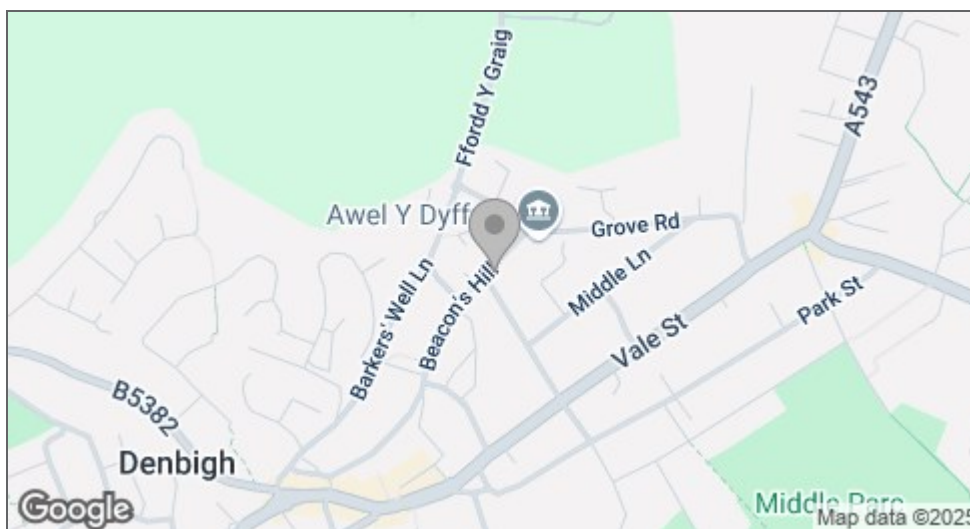












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub>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

