



Vale Street, Denbigh LL16 3BW

£350,000

Monopoly Buy Sell Rent are pleased to offer this amazing grade 2 listed period property which was built in 1880 for sale. The 6-bedroom property has retained many of its original features and is spread over 4 floors. Located on Vale Street and close to local amenities and excellent schools, the house would suit a growing or blended family with 5 double bedrooms and 1 single, with 3 reception rooms and 3 bathrooms. Viewing Highly Recommended!!

- Period 6 Bedroom Property
- 3 Reception Rooms
- Period Features Throughout
- Freehold Property
- Virtual Tour Available
- Central Location
- Off Road Parking To Rear
- Close To Excellent Local Schools
- Council Tax Band D



Porch

Timber door leads to small porch with tiled flooring, feature light fittings and door leading into hallway .

Hallway

The hallway opens up with doors leading to both receptions and kitchen timber stairs lead up to 1st floor and beyond, with door and stairs leading to cellar. There are many original features in the hallway, including coved ceilings with beautiful light fittings, doorways and original skirting boards.

Living Room

5.80 x 4.07 (19'0" x 13'4")

The striking living to the front of the property offers beautiful timber flooring with bay window featuring sash single glaze windows, feature fireplace with stone surround and log burner insert with timber and tiled hearth. The room boasts, beautiful coved ceilings with picture rails and feature ceiling rose.

Lounge

4.59 x 4.35 (15'0" x 14'3")

Rear lounge with French doors leading out onto rear garden with glazed panels either side allowing lots of natural light into the room. Coved ceilings throughout with stone fireplace with fire in situ and space for family social events.

Inner Hallway

5.69 x 0.91 (18'8" x 2'11")

The inner hallway leading from the front hallway to the kitchen offers space to store coats with door leading to kitchen and small boiler room offering additional storage.

Kitchen

5.75 x 3.71 (18'10" x 12'2")

Floor with bespoke base units, Belfast sink wall mounted display cabinet and ample space for large kitchen dining table. The room offers granite worktops with single glazed timber frame windows overlooking rear garden., log burner and range

cooker. The room also offers a granite top Island and original drying rail raised above log burner with concealed pantry.

Utility

4.57 x 2.63 (14'11" x 8'7")

The utility offers a tiled floor with voids and plumbing for a washing machine and dryer. There are ample base and wall units for storage as well as a void for an American fridge freezer. Doors lead to downstairs WC, shower room and rear door to garden.

Shower Room

1.64 x 1.63 (5'4" x 5'4")

A well appointed shower room with part tiled walls and large shower cubicle with thermostatic shower. The room also benefits from a chrome laddered radiator and privacy glazed window overlooking the rear garden.

Downstairs WC

1.47 x 0.93 (4'9" x 3'0")

A low flush WC with part tiled walls and wall mounted sink.

Boiler Room

A useful storage room off the inner hall with wall mounted gas combi boiler.

Cellar

4.40 x 3.85 (14'5" x 12'7")

Large open cellar which has been modified as an additional reception room with two timber clad walls, electrical points throughout as well as light tunnel offering natural light from the Street above. the room has a concrete floor with bespoke seating created by current owners. The perfect space for children \ teenagers.

1st Floor



Master Bedroom

An exquisite, large double room with bay window overlooking the front of the property with sash single glazed windows. The are original exposed floorboards with many period features including picture rails, coving and ceiling rose. The feature fireplace is a focal point of the room with alcoves either side.

Bedroom 2

4.63 x 4.50 (15'2" x 14'9")

Bedroom 2 offers exposed timber flooring with feature fireplace and a single glazed sash window overlooking the rear elevation.

Bedroom 3

4.92 x 3.72 (16'1" x 12'2")

The third double bedroom on the first floor is located to the rear of the property with exposed timber flooring, sall original fireplace and two single glazed sash windows overlooking the rear of the property.

Family Bathroom 1st Floor

2.57 x 1.89 (8'5" x 6'2")

A part tiled bathroom with claw-footed freestanding bath, low flush WC and pedestal sink. The bathroom has exposed timber flooring with privacy glazed sash window overlooking the rear elevation.

2nd Floor

Bedroom 4

5.00 x 3.74 (16'4" x 12'3")

The large double bedroom overlooks the front of the property with ample space for all bedroom furniture needs. The room offers exposed flooring with sash window and feature fireplace.

Bedroom 5

4.55 x 3.37 (14'11" x 11'0")

The double bedroom overlooks the rear elevation with cast iron fireplace and sash window.

Bedroom 6

4.95 x 1.59 (16'2" x 5'2")

The single bedroom is current being utilised as a dressing room \ storage with space for a single bed with window overlooking front elevation.

Family Bathroom 2nd Floor

4.48 x 2.25 (14'8" x 7'4")

The well appointed family bathroom offers part tiled walls with freestanding bath with shower fitting, low flush WC and pedestal sink.

Front Garden

Stone walls with wrought iron fencing mark the boundary of the front garden with low maintenance chipped surface. Steps lead to the front door with concealed light tunnel to cellar.

Rear Garden

An enclosed rear garden with patio area offering a fabulous social space for alfresco dining and lawn area beyond. The pergola covers the seating area with walled perimeter and gate leading to parking area.

Parking Area

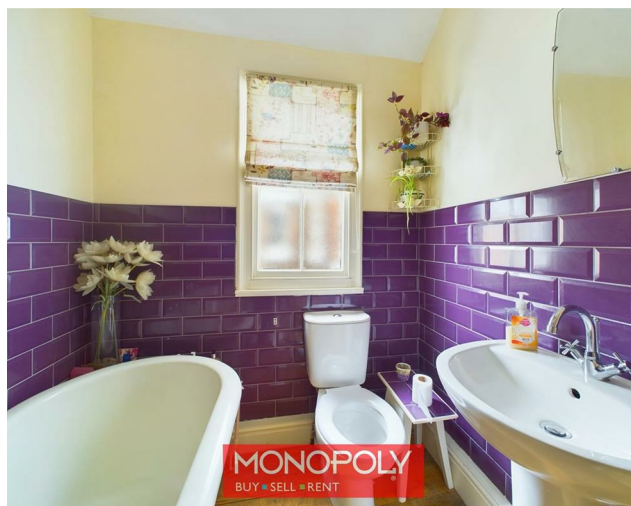
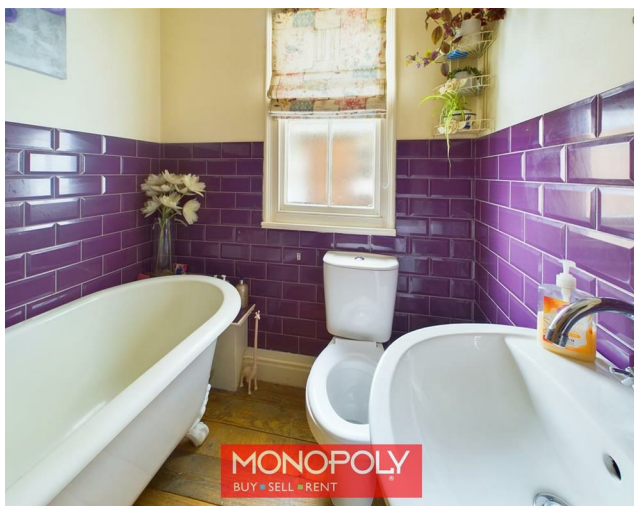
A stone chipped parking area with space for up to 3 vehicles located to the rear of the property accessible from Park st with wrought iron gate offering access to the property via a pathway from park st.

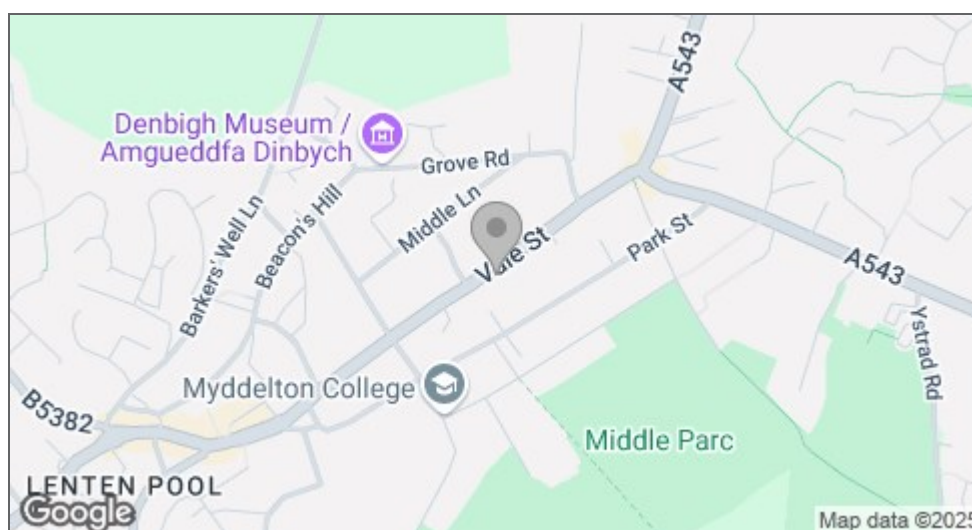












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating	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

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.

