



## Beacons Hill, Denbigh LL16 3UA

### £130,000

Monopoly Buy Sell Rent is delighted to present this charming two-bedroom mid-terrace cottage, beautifully modernised and in pristine condition, ready for any potential buyers to move into without any work. Ideally located on Beacons Hill in the heart of Denbigh, the property is within easy walking distance of schools, shops, cafés, restaurants, bus stops, and the town's historic castle.

The accommodation benefits from a modern fitted kitchen, lounge with storage cupboard, two bedrooms and a stylish bathroom. To the rear, an extended three-tier garden offers patio spaces and a lawned area with gated access.

An excellent opportunity for first-time buyers or investors alike.

- Mid Terrace Cottage Style Property
- Walking Distance to all Local Amenities
- Ideal for First Time Buyers or Investment
- Freehold Property
- Modern Fitted Lounge, Kitchen & Bathroom
- Sizeable Three Tier Rear Garden
- Council Tax Band B



## Lounge

3.90 x 3.62 (12'9" x 11'10")

A brown uPVC front door opens into this contemporary bright lounge featuring wood-effect vinyl flooring. A turned staircase leads up to the first floor, complete with a convenient storage cupboard beneath. A uPVC double-glazed window with a deep sill offers views of the front exterior, with a radiator underneath, and a glazed door leads into the kitchen.

## Kitchen Diner

4.04 x 2.17 (13'3" x 7'1")

A bright and modern fitted kitchen with wood-effect vinyl flooring, featuring light grey wall, base, and drawer units complemented by elegant woodblock worktops. The kitchen is equipped with an integrated electric oven, induction hob, and stainless steel cooker hood. It offers ample space for a fridge freezer, washing machine, and a dining table. A uPVC double-glazed window provides views of the rear, while an external door leads to the rear garden.

## Landing

A turned staircase leads to a carpeted landing, which features an airing cupboard, a loft access hatch, and doors leading to all rooms.

## Master Bedroom

4.10 x 2.67 (13'5" x 8'9")

A spacious double bedroom with carpeted flooring, offering ample space for a storage cupboard. It is fitted with a radiator and a double-glazed window with a deep sill, providing views of the front of the property.

## Bedroom 2

2.52 x 2.13 (8'3" x 6'11")

A carpeted single bedroom, featuring a radiator and a double-glazed window that overlooks the rear garden.

## Bathroom

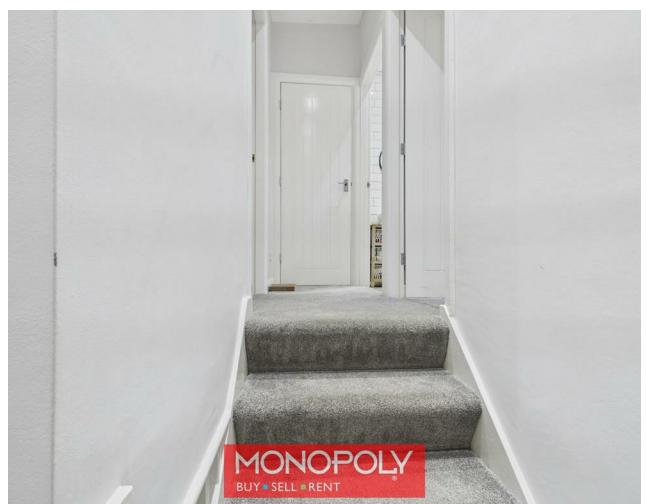
2.45 x 1.46 (8'0" x 4'9")

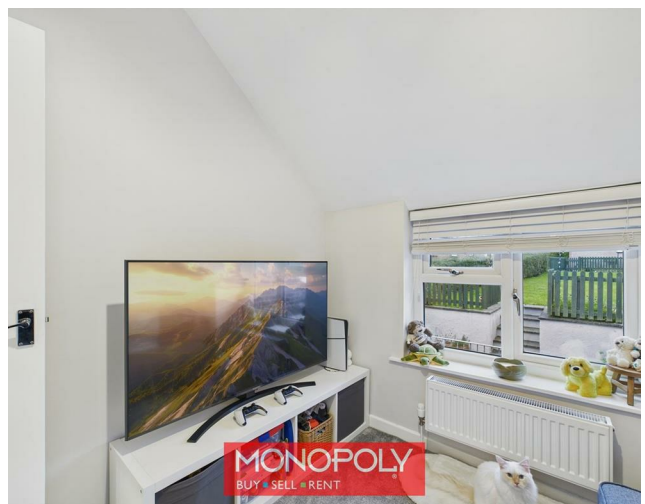
A well-proportioned bathroom, fitted with a stylish three-piece suite comprising a corner step-in shower unit with a thermostatic shower, a pedestal hand wash basin, and a low-flush WC. The room features part-tiled walls, wood-effect vinyl flooring, and a chrome ladder heated towel rail. A double-glazed window with a deep sill offers views of the rear of the property.

## Rear Garden

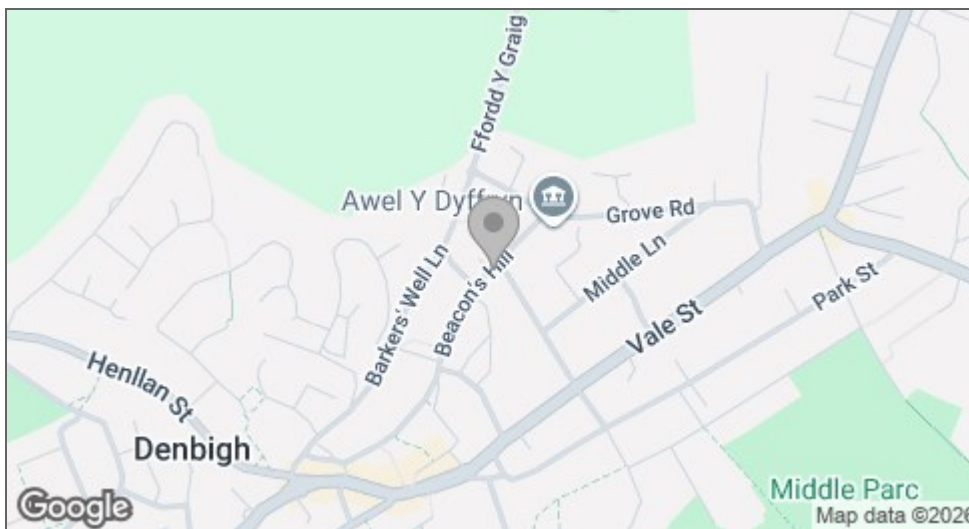
At the rear of the property is an impressively long, three-tier garden. The first tier features a private, enclosed yard with a water tap. Steel steps lead to the second tier, which boasts a paved patio area. A few additional steps ascend to the third tier, a spacious lawned area with a concreted section for a shed. A timber gate provides access to Post Office Lane. The entire garden is enclosed by timber fencing and an evergreen hedge.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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.

