



## Castle Hill, Denbigh LL16 3ND

### £175,000

Monopoly Buy Sell Rent are pleased to offer this fully refurbished three-bed property in the shadow of the stunning Burgess Gate near Denbigh Castle. The property has been extensively improved by the current owner and offers a fantastic garden that may be used as a building plot by future owners with the correct permissions. Briefly comprising of a large lounge diner, a fitted kitchen, three bedrooms (two double one single) and a family bathroom. The property is a fantastic opportunity to get onto the property ladder as a first-time buyer or buy-to-let landlord.

VIEWING HIGHLY RECOMMENDED!

- 3 Bedroom Property
- Close To Excellent Schools
- Walking Distance To Local Amenities
- Council Tax Band B
- Fantastic Location
- Renovated Throughout
- Freehold Property
- Potential To Secure Planning For Garden Plot



## Lounge Diner

6.37 x 4.60 max (20'10" x 15'1" max)

A UPVC door leads into a large lounge diner with two deep window sills with UPVC double-glazed windows overlooking the front of the property. A fireplace with a stone hearth and wooden surround has an electric log burner. The flooring is carpeted throughout with a wooden staircase leading to the first floor as well as a wired smoke alarm and electric consumer unit above the front door.

## Kitchen

3.87 x 2.92 (12'8" x 9'6")

A fully fitted kitchen with integrated appliances including fridge freezer, double oven, electric hob and extractor. There is a void for a washing machine with a wall-mounted combi boiler that was fitted in May 2023 and ample storage throughout. A 1 1/2 stainless steel sink and drainer sit in a butcher's block worktop facing the rear UPVC double glazed window overlooking the rear yard.

## Master Bedroom

3.81 x 3.07 (12'5" x 10'0")

A carpeted double room with a built-in single wardrobe and UPVC double-glazed window overlooking the front elevation enjoying views of Burgess Gate and far-reaching view of the Vale of Clwyd.

## Bedroom 2

4.10 x 2.40 (13'5" x 7'10")

A second carpeted double with electrical points throughout and a UPVC double glazed window overlooking the front elevation with far-reaching views of the Vale of Clwyd.

## Bedroom 3

2.74 x 2.00 (8'11" x 6'6")

The third bedroom is a carpeted single room with double glazed window overlooking the rear of the property with wall mounted radiator.

## Family Bathroom

2.10 x 1.91 (6'10" x 6'3")

A beautifully appointed family bathroom has been recently renovated by the current owners to include a P-shaped bath with thermostatic shower over, glazed shower screen and waterfall tap, pedestal sink with waterfall tap and low flush WC. The floor is tiled throughout with part tiled walls.

## Front Garden

A cute front garden with a walled perimeter with a wrought iron gate and concrete path leading to the front door and lawn area to the left-hand side.

## Rear Yard

Immediately outside the rear door is a small concrete yard with a walled perimeter to hang washing etc. A gate leads to the side of the property with right of way across for the immediate neighbor.

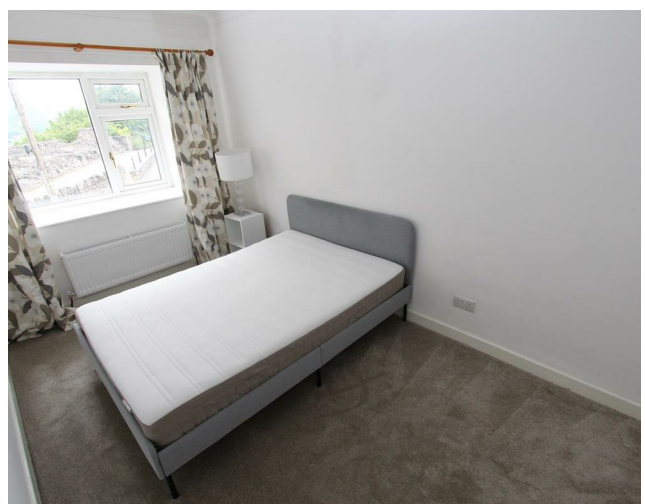
## Rear Garden

A large rear garden which is accessible via a right of way over land to the rear of the property. The garden has been cleared by the current owners and offers an opportunity to attempt to secure planning or to create a welcoming garden space for the owners. The garden has stone walls on two sides with concrete panels to the left and wooden fencing to the front.

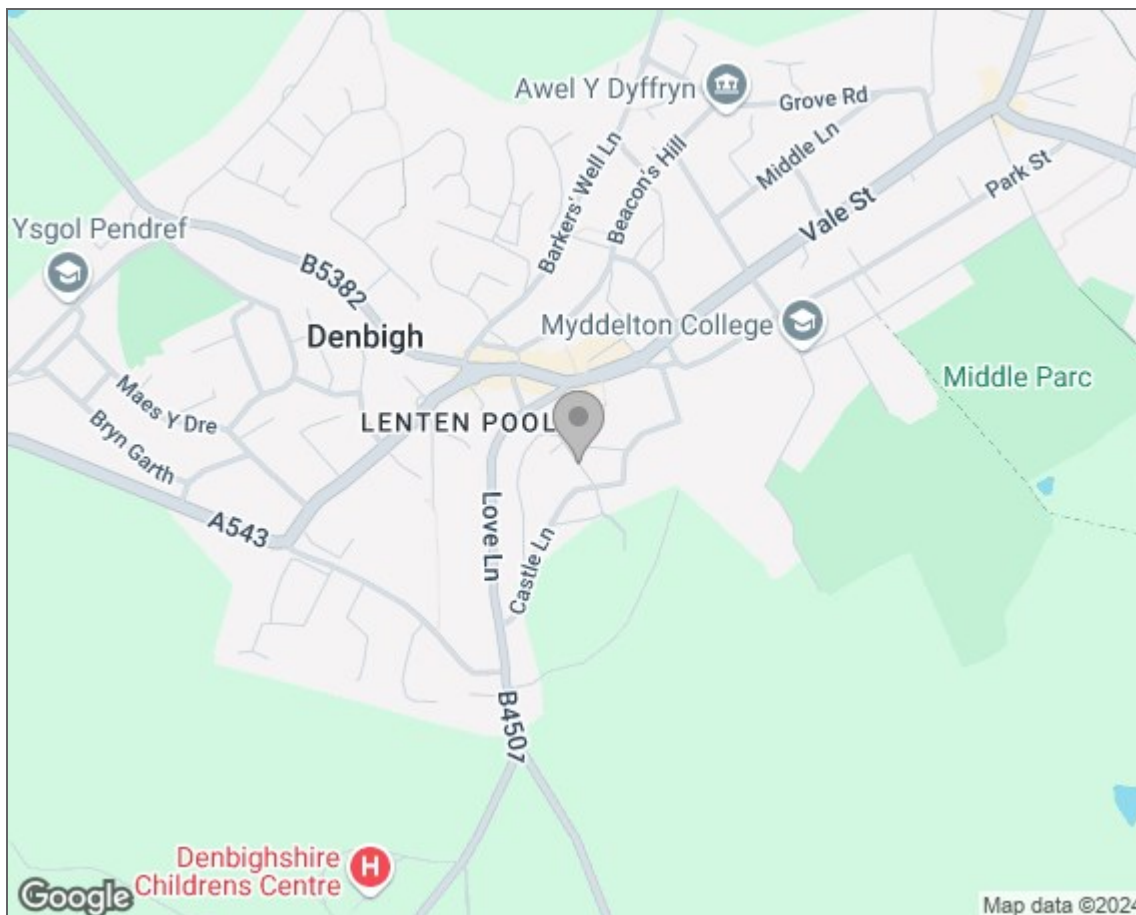
## Additional Information

The property has been renovated recently by the owners with a brand new Wren kitchen, ideal boiler and new bathroom. It has also benefitted from new flooring throughout and had an electrical check.









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.

