



Maes Sadwrn, Denbigh LL16 5AY

Offers In Excess Of £155,000

Monopoly Buy Sell Rent are delighted to present this fantastic opportunity to acquire a well-presented and thoughtfully updated home, located in the quiet and highly sought-after village of Henllan. The property enjoys close proximity to a range of local amenities, including a primary school, park, village shop and post office, church, chapel, community hall, and a charming thatched public house dating back to the 13th century.

Beautifully presented throughout and deceptively spacious, the accommodation has been carefully designed to suit modern living. It comprises an entrance hall, kitchen diner, lounge, two generous double bedrooms, and a contemporary fitted bathroom. Further benefits include new double-glazed windows throughout, smart heating, off-road parking for two vehicles with an electric vehicle charging point, and a private, enclosed rear garden featuring a patio area and storage sheds.

This exceptional property must be viewed to be fully appreciated—early inspection is highly recommended, and viewers will not be disappointed.

- Spacious End Terrace House
- Two Double Bedrooms
- Electric Vehicle Charging Point
- Freehold Property
- Modern and Well-Presented
- Off Road Parking for Two Vehicles
- Enclosed Rear Garden
- Council Tax Band B



Entrance Hall

A composite front door opens into this useful entrance hall with doors opening into the kitchen diner and lounge.

Lounge

A welcoming lounge with carpeted flooring, features a central wall-mounted electric fire with an attractive wooden mantel. A front-facing window allows for ample natural light, with a radiator underneath and a door provide access to the staircase and first-floor landing.

Kitchen Diner

A spacious kitchen diner fitted with a range of modern white kitchen units, complemented by black granite effect worktops and tiled splashbacks. Appliances include an electric oven, induction hob, stainless steel sink, and spaces for a washing machine, tumble dryer, and tall fridge freezer. The tiled floor, radiator, and strip lighting add to the practicality of the space. Dual-aspect windows to the front and rear enhance natural light, with additional features including a useful under-stair storage cupboard, consumer unit, and uPVC external door leading to the rear garden.

Landing

The carpeted landing provides access to all first-floor rooms and includes a window, radiator and a loft hatch.

Master Bedroom

A generous master bedroom, benefits from dual-aspect windows to the front and rear of the property with carpeted flooring. Built-in shelving and an airing cupboard housing the hot water tank provide excellent storage, with ample space available for a desk and wardrobes.

Bedroom 2

A well-proportioned double room, carpeted and fitted with modern double wardrobes. A uPVC

window overlooks the front of the property and a radiator complete the space.

Bathroom

A three-piece white fitted bathroom suite, finished with wood-effect vinyl flooring and tiled walls, featuring a large walk-in shower with thermostatic controls and PVC panelling, a pedestal wash basin, WC, radiator, and extractor fan.

Rear Garden

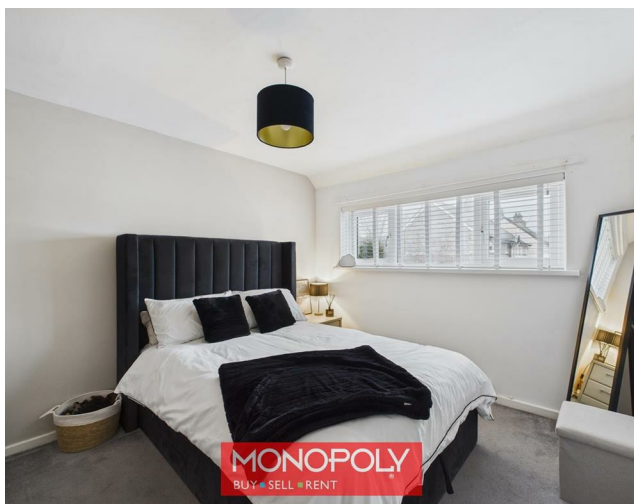
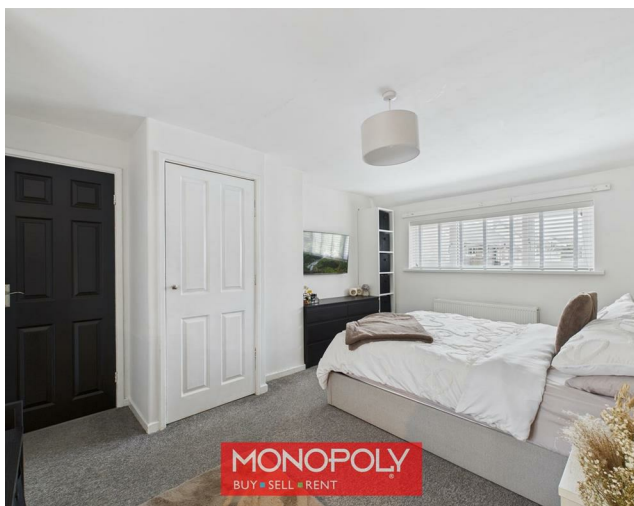
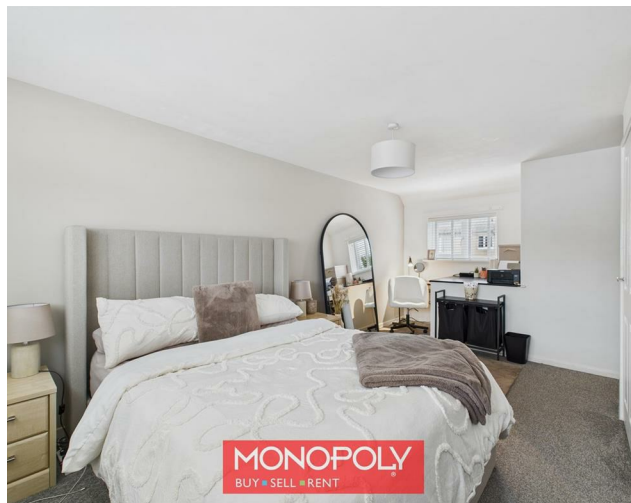
The enclosed rear garden is arranged over two tiers and designed for low maintenance, featuring astro turf, a paved pathway, and a decked patio area ideal for outdoor seating. A timber shed with power and lighting offers excellent storage or workshop potential. The garden also houses the oil boiler and is fully enclosed with high fencing and a timber gate.

Front Garden

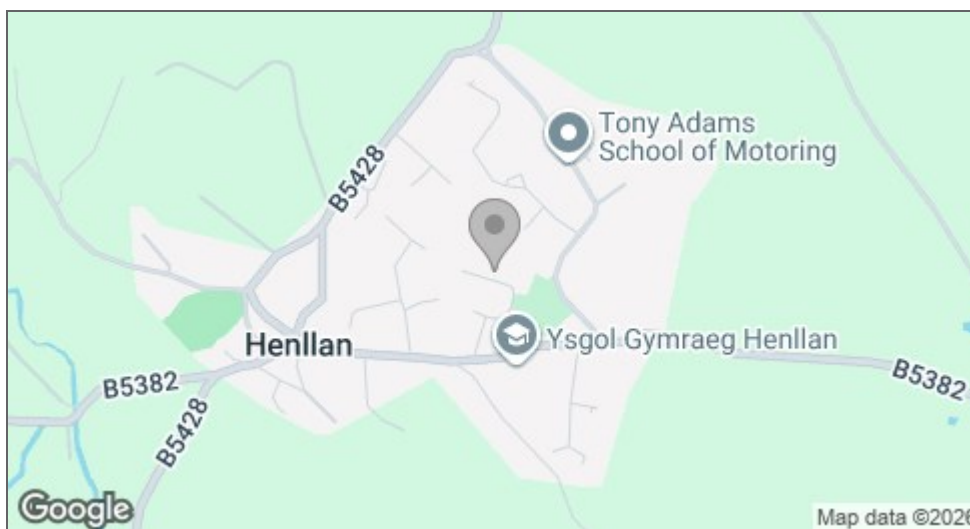
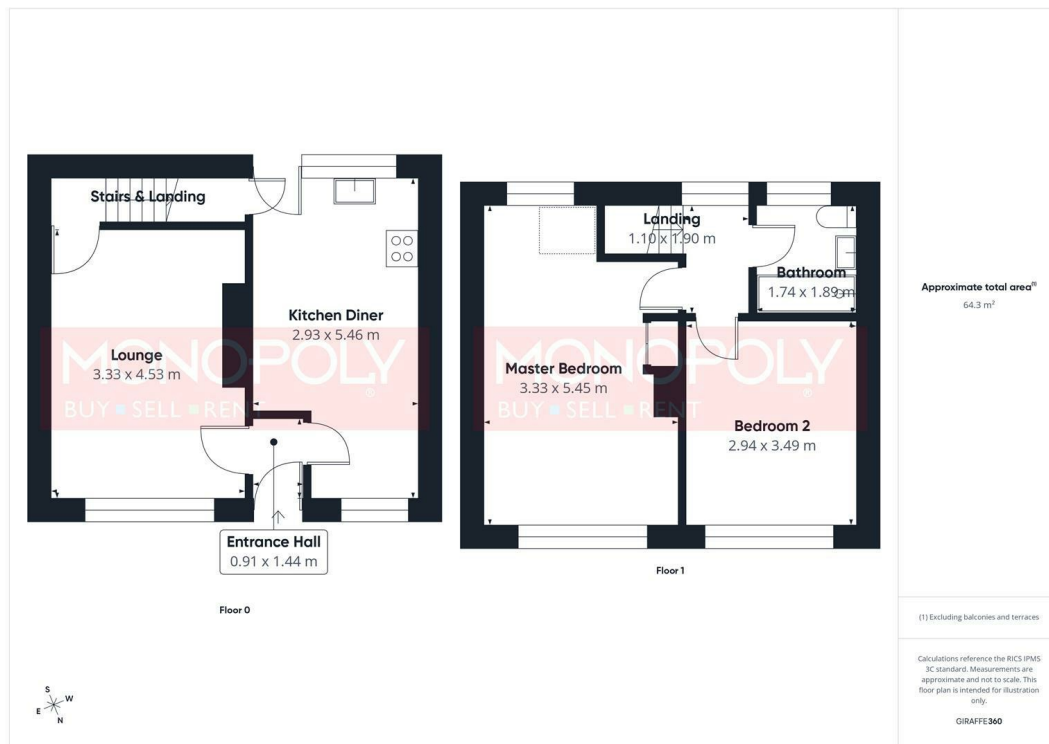
To the front, the property benefits from a door canopy, gravelled and paved pathway, and off-road parking for two cars. Walling and picket fencing define the boundary, with an electric vehicle charging point installed. A shared side path provides access to the rear garden.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	
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.

