



## Love Lane, Denbigh LL16 3LU

### £145,000

Monopoly Buy Sell Rent are pleased to offer for sale this characterful mid-terrace property full of original features set in the heart of the market town of Denbigh within walking distance to all local amenities and its majestic castle.

This well-presented property extends over four floors and briefly comprises vestibule and characterful hallway, cosy lounge, bespoke fitted kitchen with pantry cupboard, a basement used as a utility room, generous master bedroom, a single second bedroom, a three-piece bathroom, and a large loft room. A three-tiered enclosed rear garden enjoying stunning views of Denbigh and the open countryside beyond.

An ideal home for first-time buyers or as an investment property.

- 4 Storey Mid Terrace Property
- Full of Original Features
- Tiered Garden with Stunning Views
- Freehold Property
- Characterful and Well- Presented
- Two Bedrooms & Loft Room
- Walking Distance to all Amenities
- Council Tax Band B



## Vestibule

A green timber front door with a window above, leads you into this useful vestibule having original Victorian red and black tiled flooring laid in a diamond pattern with lights and a glazed door leading you into the hallway.

## Hallway

The beautiful Victorian flooring continues through into the hallway having coved ceiling, a decorative arch moulding with doors leading you to all rooms and stairs lead up to the first floor.

## Lounge

Cosy lounge with a central feature fireplace housing a log burner effect electric fire having a solid timber mantle and slate hearth with wood effect flooring, coved ceiling, a radiator with a decorative cover, a built-in storage cupboard, and a double-glazed window overlooking the front of the property.

## Kitchen

A bespoke kitchen fitted with a turquoise coloured base, drawer and wall units with a newly fitted composite grey sink having a swan head mixer tap and newly fitted woodblock effect worktops, decorative tiled splashbacks, space for a Range style cooker, a large pantry cupboard under the stairs houses the tall fridge freezer, with wood effect flooring, a radiator with decorative covering, cloaks area, built-in storage cupboard, a quaint window seat with storage underneath enjoys stunning views over Denbigh and a door with stairs leads you into the basement.

## Cellar Room

A door with wooden steps and the original cast iron handrail leads you down into this light spacious cellar, currently used as an utility room with painted concrete flooring having a radiator, power points, lights, plumbing for washing machined, a recess fireplace with a double glazed window overlooking the rear garden and a glazed timber door leading you out.

## Landing

With painted floorboards having doors leading you to all rooms and stairs up to the loft room.

## Master Bedroom

Generous double bedroom with painted floorboards having space for storage cupboards, a radiator and a double-glazed window overlooks the front of the property.

## Bedroom 2

A single bedroom with painted floorboards, a radiator, and a double-glazed window overlooking the rear of the property enjoying stunning views of Denbigh and the open countryside beyond. Currently used as a hobby room.

## Bathroom

A newly fitted bathroom comprising of a three-piece suite comprising a full-size bath with a thermostatic shower over with modern tile splashback, a vanity unit with the low flush WC and pedestal sink, fitted with a shelved storage cupboard, extractor fan, chrome heated towel rail, coved ceiling and wood effect flooring.



### Attic Room

Stairs leads you up to this light and bright versatile room having painted floorboards, two skylights and storage space in the eaves, currently used as an office. Stairs leads you up to this light and bright versatile room having painted floorboards, two skylights, and storage space in the eaves, currently used as an office.

### Rear Garden

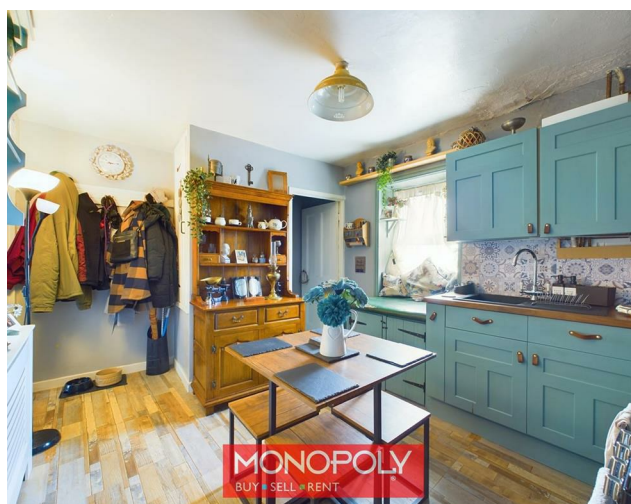
The rear garden is tiered with a paved terraced style seating area enjoying striking views of Denbigh with a brick-built outbuilding. Steps lead you down to the second tier which is barked for ease of maintenance and the third tier has slate and stone-chippings with a mature border and a seating area, all bounded by panelled fencing making it enclosed.

### Additional Information

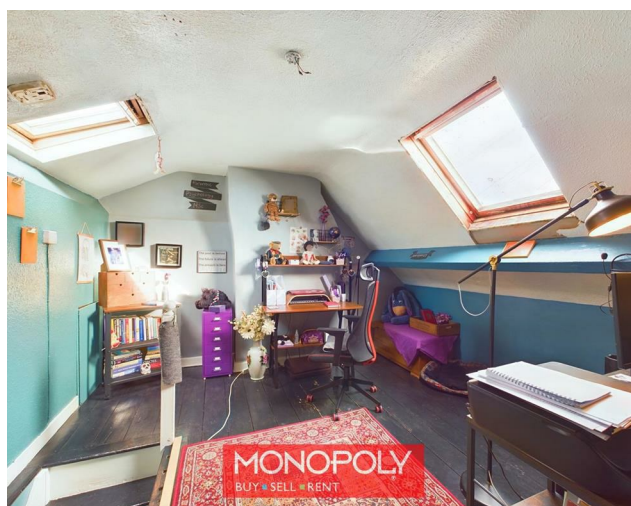
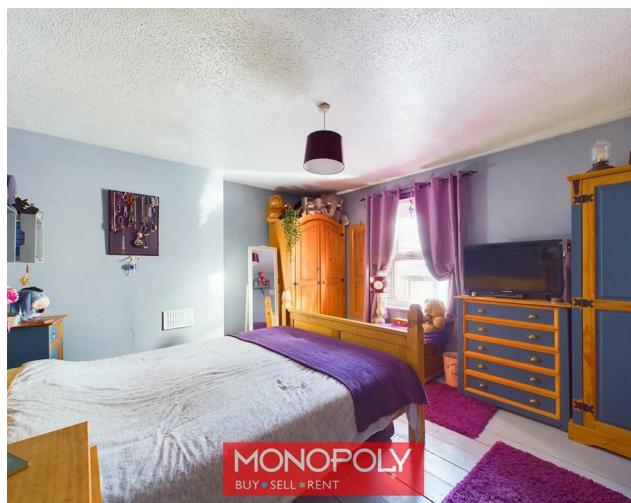
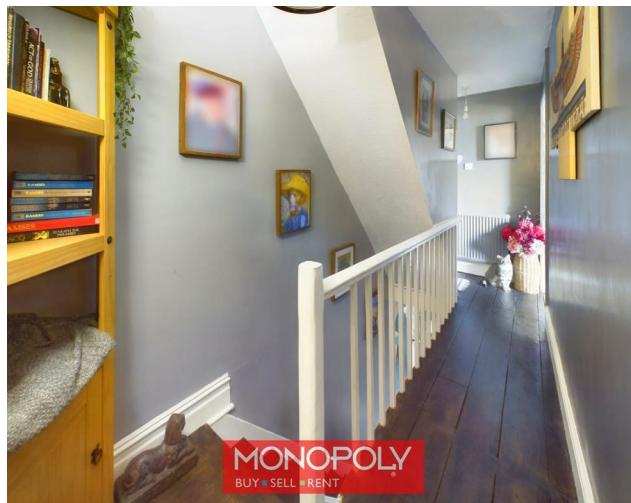
The property benefits from gas central heating and double-glazed throughout. The bathroom was fitted in 2024 and the kitchen worktop and sink were fitted in 2023. There is on-street parking outside the property with a residents parking permit costing around £35 per year.



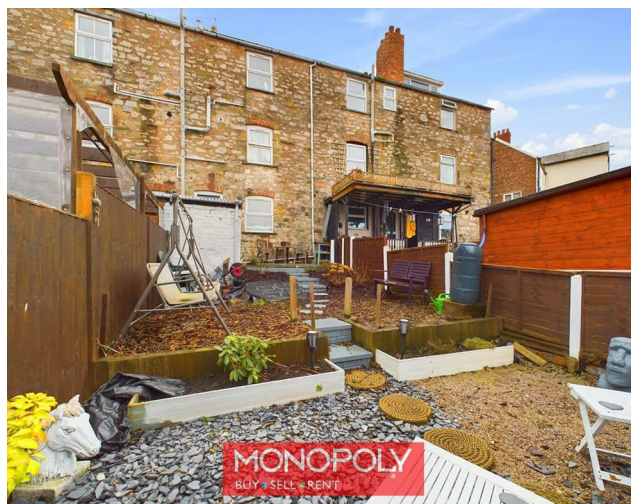
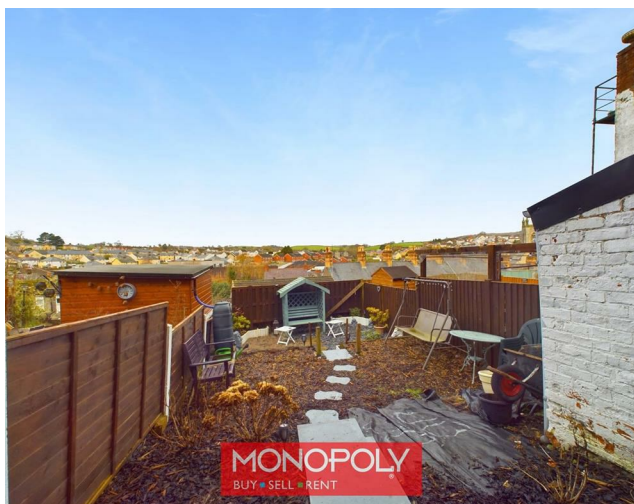




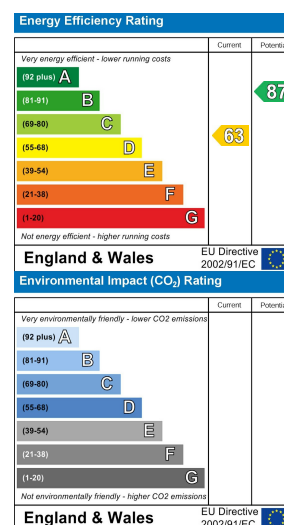
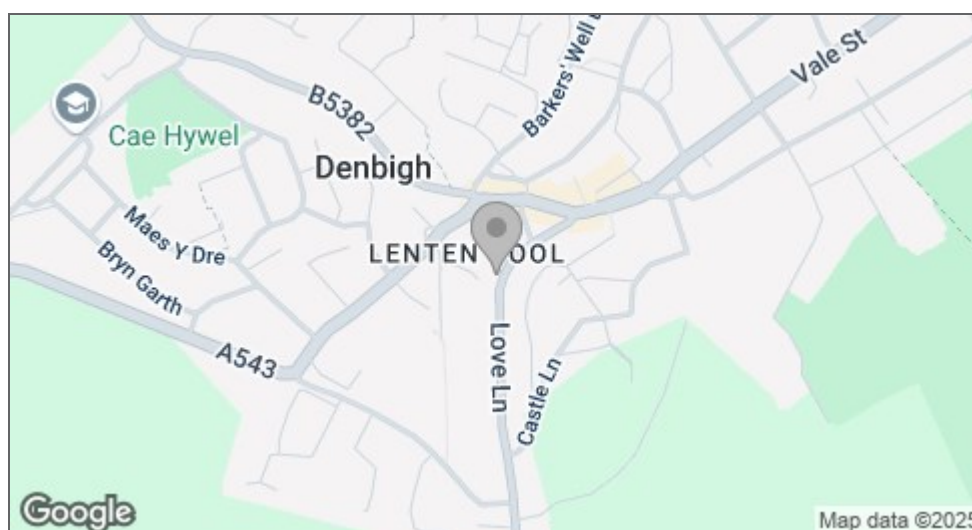
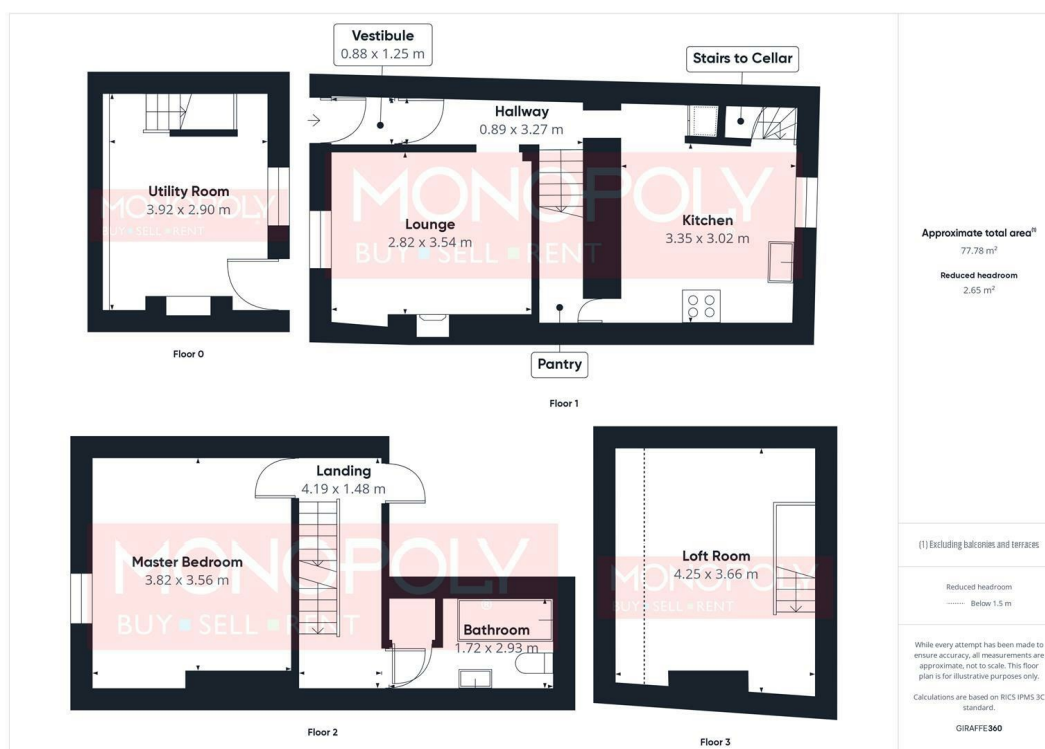












## MONEY LAUNDERING REGULATIONS 2003

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.

