



## Henllan Street, Denbigh LL16 3PD

### £125,000

Monopoly Buy Sell Rent are delighted to present this three-bedroom, stone-built mid-terrace property located in the historic market town of Denbigh. Conveniently situated within walking distance of local amenities, public transport and schools, the property offers well-proportioned accommodation including a lounge, kitchen/diner, three bedrooms, and a family bathroom. An ideal purchase for first-time buyers or as a promising investment opportunity offered for sale with no onward chain

- Stone-Built End Terrace Property
- Private Rear Garden with Brick Built Shed
- Ideal For First Time Buyers
- Freehold Property; Council Tax Band B
- Three Bedrooms & Bathroom
- Walking Distance to all Amenities
- Excellent Investment Opportunity
- No Onward Chain



## Entrance Porch

A useful porch with a charming arched top, having red tiled flooring, a post box, and the gas meter. A traditional 1930s green painted front door with glazed panels on each side leads into the hallway.

## Hallway

A welcoming entrance hall with red tiled flooring having a black border with a radiator and under-stairs storage shelves. Original doors lead to the lounge and kitchen, with stairs going up to the first floor.

## Lounge

A charming, carpeted living room with a feature corner fireplace having painted tiles and a painted wooden mantle. A double-glazed window overlooks the front of the property allowing in natural light with a deep wooden sill with radiator and cupboard housing the trip switches.

## Kitchen

A generous kitchen diner fitted with a range of light grey painted units with tiled splashbacks, stainless steel sink, and a feature fireplace with a beautiful stone mantle. Ample space for a dining table with tiled flooring with an opening to the boiler room and utility room. A double-glazed window overlooks the rear garden and a uPVC part glazed door opens into the rear garden.

## Utility Room

A practical space with lighting, plumbing for appliances, and a privacy window overlooking the rear.

## Landing

A bright landing with exposed floorboards and natural light coming from the side window, original 1930s doors lead to all bedrooms and bathroom.

## Master Bedroom

A well-proportioned double bedroom with

carpeted flooring having a blocked fireplace, radiator, and period picture rail with a double-glazed window overlooking the front of the property with a deep sill.

## Bedroom 2

A generous double bedroom featuring original floorboards, a feature blocked fireplace, built-in storage cupboard, picture rail, hatch accessing the loft, and a double-glazed window with deep sill overlooking the rear garden.

## Bedroom 3

A single bedroom to the front with exposed floorboards, deep-silled double-glazed window, and a radiator—ideal as a child's bedroom or study.

## Bathroom

Fitted with a white three-piece suite comprising a full-sized bath with electric shower over, WC and pedestal sink, with part-tiled walls and a privacy glazed window overlooking the rear.

## Front Garden

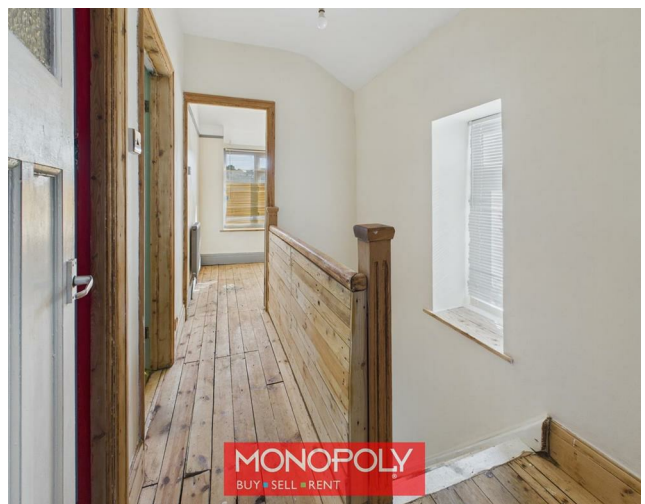
Steps lead up to the front of the property with a long, tiered lawned front garden.

## Rear Garden

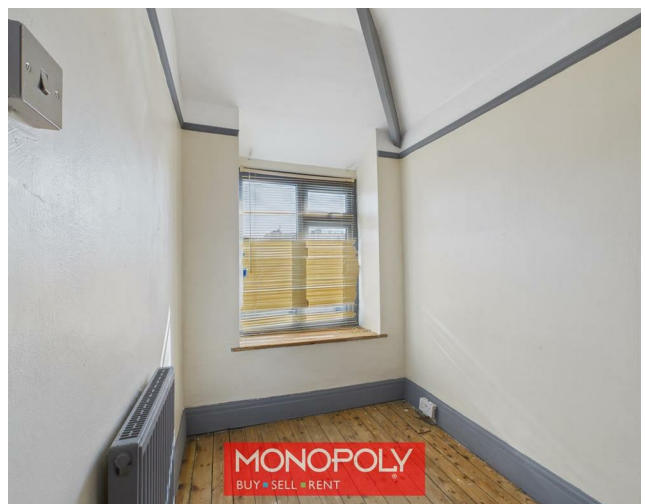
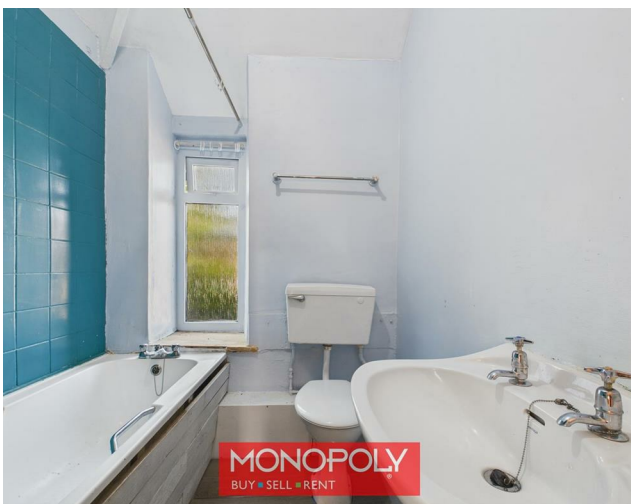
A private and enclosed rear garden laid to lawn with a concrete pathway leading to a brick-built shed having a corrugated roof. Side access adds convenience to this secure outdoor space.



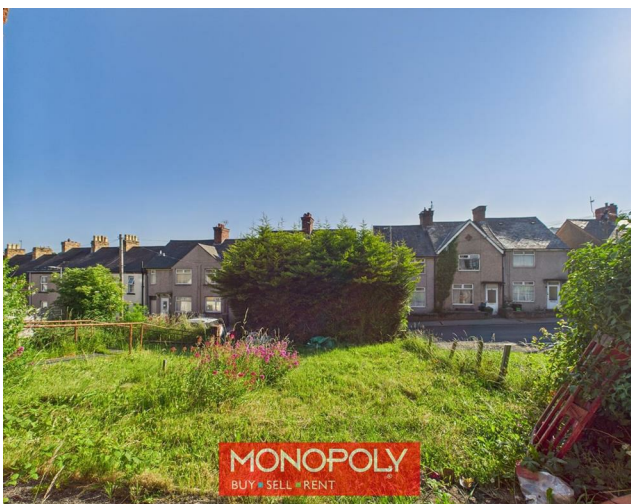




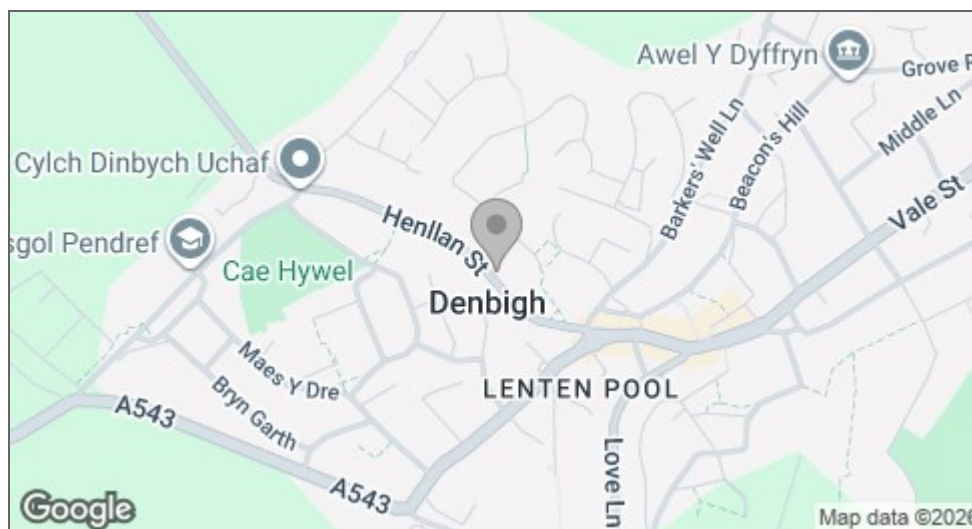
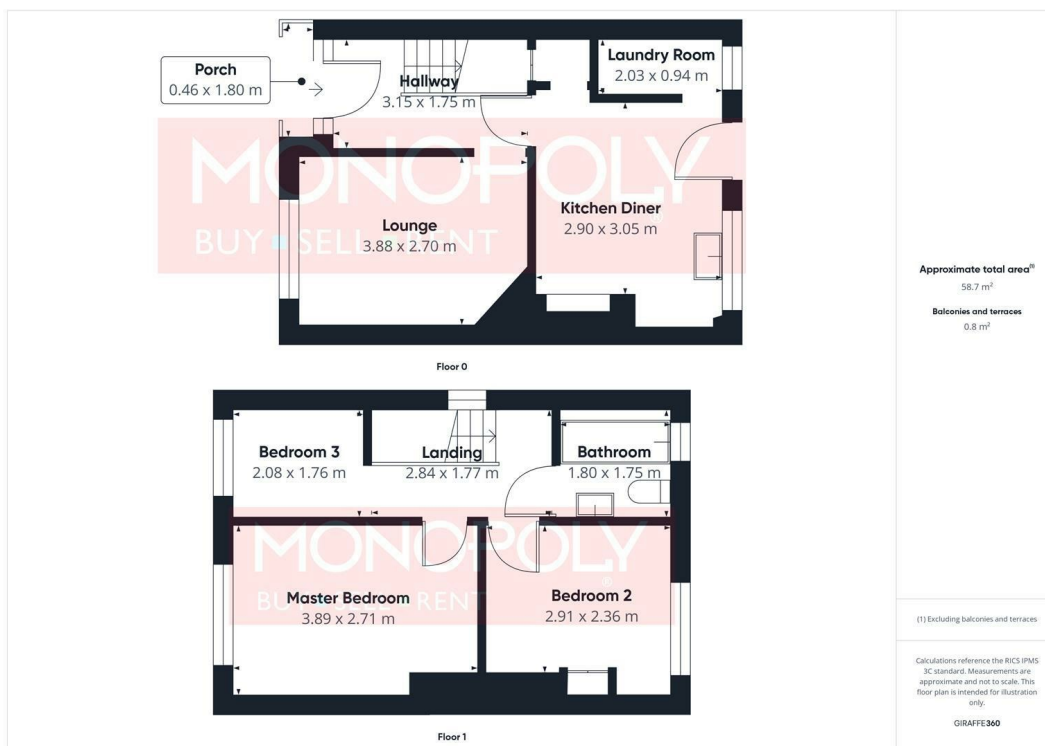












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</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.

