



Love Lane, Denbigh LL16 3LT

£119,500

Monopoly Buy Sell Rent are pleased to offer this beautiful mid-terrace 2-bedroom property in the heart of the market town of Denbigh. The property has been well maintained by the current owners and boasts a new boiler in March 2021. The property is located within the catchment area of excellent schools with local amenities on your doorstep. Briefly comprises of living room, elongated kitchen, large double bedroom and single second bedroom with upstairs bathroom. The elevated decking in the rear garden provides a wonderful opportunity to sit and enjoy the view of an evening with a glass or two of wine.

Viewing Highly Recommended.

- Two Bedroom Mid Terrace House
- Perfect First Time Buyers Property
- Updated Boiler March 2021
- Council Tax Band B
- NO ONWARD CHAIN
- Central Location
- Elevated Garden with Decking
- Freehold Property
- Virtual Tour Available



Living Room

3.70 x 3.60 (12'1" x 11'9")

A UPVC door leads to an open living room with a feature brick fireplace, a double-glazed window to the front elevation and a staircase leading to the first floor.

Kitchen

5.49 x 2.57 (18'0" x 8'5")

Offering ample base and wall units, this modern kitchen offers voids for a washing machine, dryer and fridge freezer with additional integrated appliances including a single oven, five-ring gas hob and dishwasher. The room also boasts a tiled splashback with laminate worktops on the right-hand side and timber worktops on the left-hand side. A timber door with a UPVC window to the left allows access to the rear of the property. The wall-mounted Worcester bosch combi boiler was installed in March 2021 and has been maintained by the current owners.

Master Bedroom

4.17 x 3.83 (13'8" x 12'6")

A spacious master bedroom with carpeted flooring throughout. The current owners have replastered the room and added insulation to the walls to further enhance the energy rating of the property. A double-glazed window overlooks the front elevation with the room also offering power points and a radiator. The loft access offers additional storage with a very generous space with headroom should any would-be owners wish to use the additional space (subject to achieving the relevant permissions)

Bedroom 2

2.56 x 2.06 (8'4" x 6'9")

The carpeted single room offers a small rear bedroom with UPVC window overlooking the rear elevation with power sockets and wall-mounted radiator.

Bathroom

2.00 x 1.69 (6'6" x 5'6")

A well-appointed bathroom with part tiled, part shower paneled walls boasting a bath with thermostatic shower over and glazed shower screen, low flush WC and sink with vanity unit. A space-saving sliding door was fitted to save space in addition to the chrome laddered radiator.

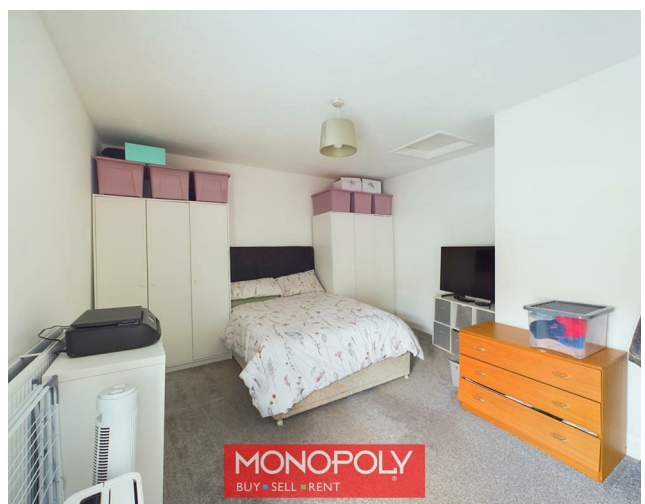
Rear Garden

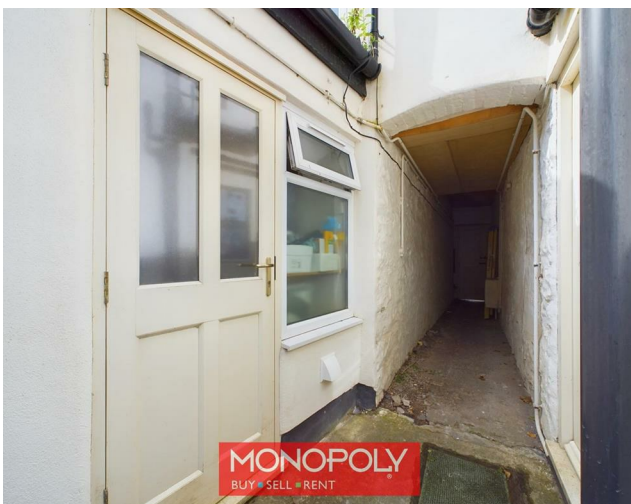
A tiered rear garden with steps leading up to the patio area and beyond to the raised decking area above. There is some storage below the decking with gates to the front and rear. There are beautiful views across the town and countryside beyond from the striking elevated position. A shared alleyway is accessible from the roadside to allow access for bins etc. via a doorway to the left of the property.

Additional Information

Parking outside the property is available via a resident permit which is available from Denbighshire for an annual cost of £30 per annum. The property is being sold with no onward chain.











Approximate total area^a

50.26 m²

Reduced headroom

1.01 m²

(1) Excluding balconies and terraces

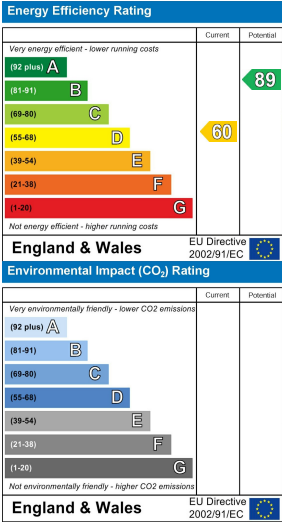
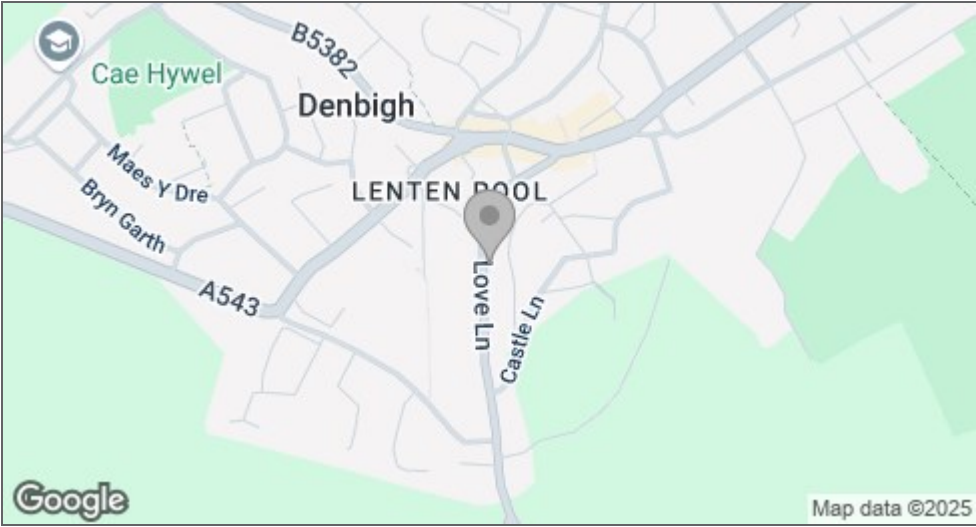
Reduced headroom

Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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.

