



Park Street, Denbigh LL16 3DB

£115,000

Monopoly Buy Sell Rent are pleased to offer for sale this charming and characterful one-bedroom terraced property, located on Park Street in the heart of Denbigh. Blending original charm with thoughtful modern touches, this unique home offers well-presented accommodation comprising an inviting open plan lounge kitchen with log burner, a stylish bathroom with both freestanding bath and separate shower, and a characterful first floor bedroom with exposed beams and pitched ceiling. Externally, the property benefits from a private, low-maintenance courtyard garden enclosed by stone walls, providing a welcoming outdoor seating space. Perfectly positioned within walking distance of Denbigh's shops, cafés, local amenities and historic castle, this delightful home would make an ideal first-time purchase, investment, or charming bolt-hole.

- Freehold
- Characterful Property
- Central Location
- EPC E
- Open Plan Ground Floor
- Local Amenities Nearby
- Council Tax Band A
- Low Maintenance Garden
- Ideal First-Time-Buy



Open Plan Lounge Kitchen

A charming open plan lounge kitchen finished with wood effect laminate flooring and a practical layout. The kitchen features off-white cabinetry with butcher block worktops, including a clever flip-up section for additional preparation space. There is a black speckled sink with stainless steel tap, two-ring induction hob with oven below, floating extractor above, and under-counter space for a washer dryer and fridge. The living area includes an inset nook for a log burner with slate hearth, built-in corner cupboard, floating shelving, tall radiator, double glazed sash windows to both the front and rear, a wooden front door and a wooden barn-style door leading to the rear.

Master Bedroom

A characterful bedroom with wood effect laminate flooring, pitched ceiling and exposed wooden beams, creating a warm and inviting feel. A double glazed sash window overlooks the front, while the boiler is neatly housed within a built-in cupboard. Carpeted stairs with a wooden bannister lead down to the open plan lounge kitchen below.

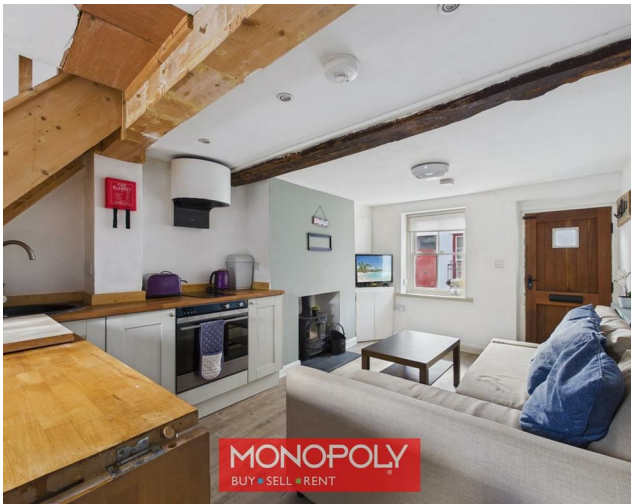
Bathroom

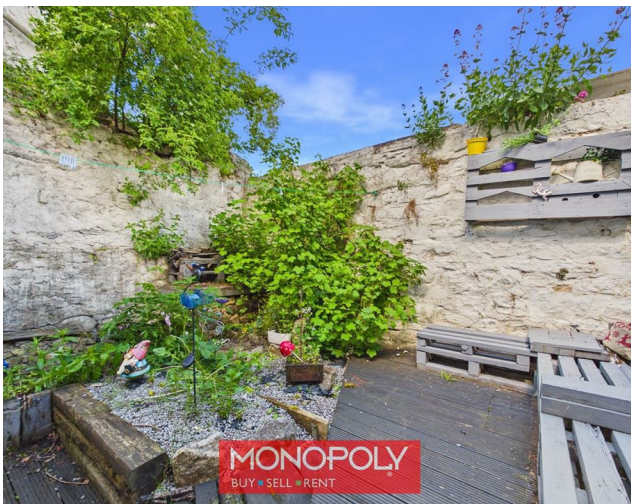
A stylish bathroom fitted with stone effect tiled flooring and a freestanding bath with shower attachment. There is a sink set into a wooden worktop with shelving beneath, a generous shower tray with waterfall shower head, glass door and tiled surround. A sliding wooden door adds character and practicality, while the room is completed by a tall radiator and obscure double glazed window to the rear.

Garden

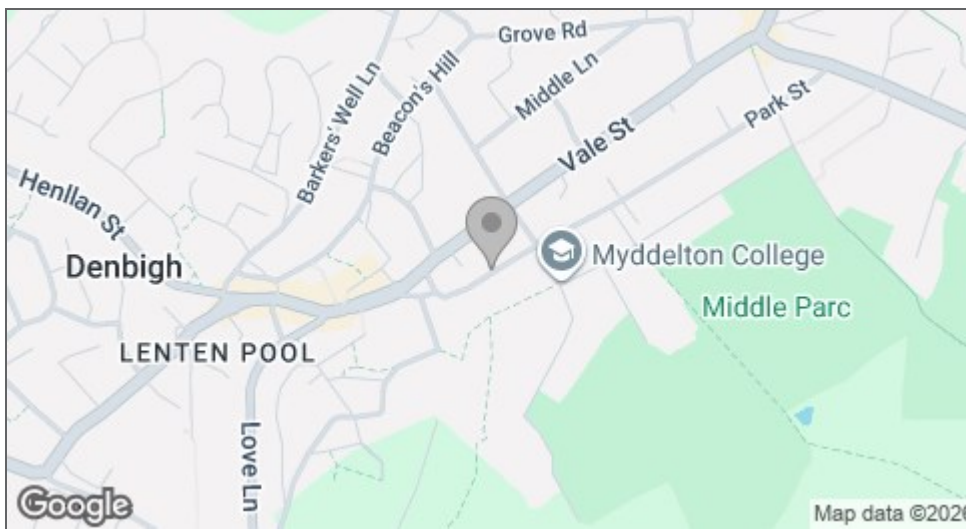
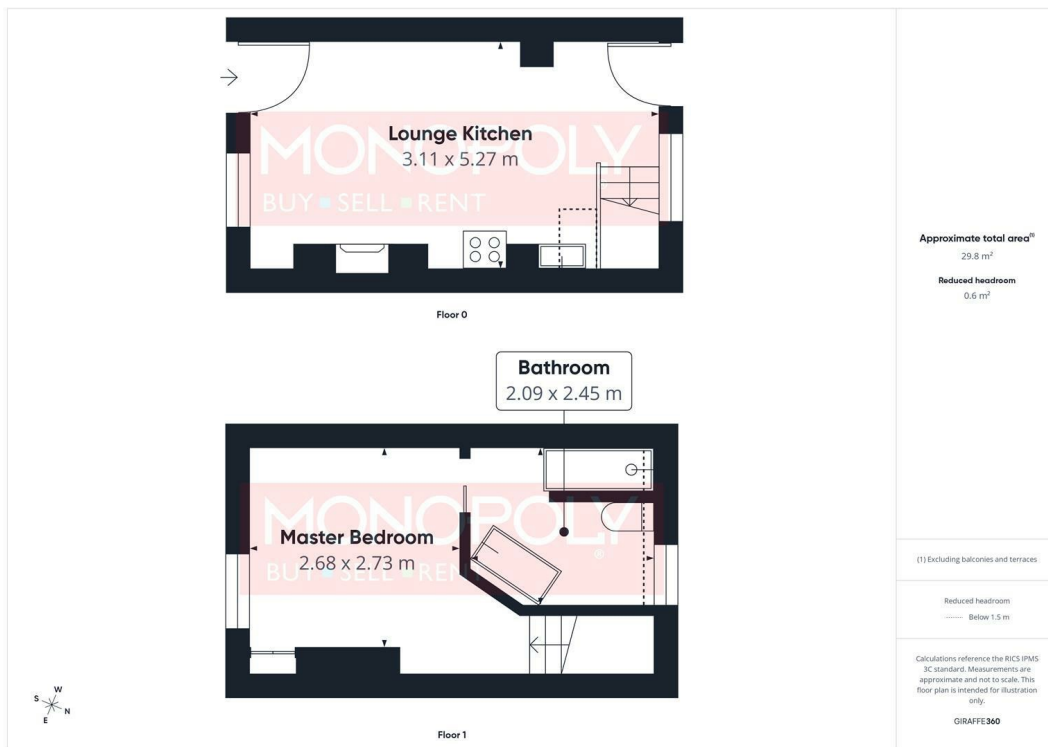
The garden provides a low-maintenance outdoor space with a mix of wooden decking and concrete underfoot, enclosed by tall stone boundary walls for a sense of privacy. Pallet-built seating and shelving offer practical seating and storage options, while raised gravel beds create decorative areas for planting and foliage. There is also a dedicated space for bin storage.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
(54-68) 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.

