



Leicester Terrace, Denbigh LL16 3NF

£130,000

Monopoly Buy Sell Rent is pleased to offer for sale this traditional style stone fronted two-bedroom end-of-terrace property with an enclosed rear yard, situated in an elevated position benefitting from views over Denbigh rooftops towards the Clwydian Range within walking distance of the town centre, the Abbey and Denbigh castle. The property in brief comprises a lounge, kitchen diner, two double bedrooms and a bathroom. There is an enclosed rear yard, and parking is available in various places nearby with no restrictions. The property is perfect for first-time buyers or landlords looking to secure an investment.

- End Terrace Property
- Stones Throw From Denbigh Castle
- Nelwy laid Carpets & Internal Wall Insulation
- Council Tax Band B
- 2 Bedrooms & Bathroom
- Walking Distance To Town Centre
- Ideal First Time Buyer or Buy to Let
- Freehold Property



Hallway

A timber front door leads you into this bright hallway with tiled flooring, a cupboard houses the gas mains with a storage cupboard under the stairs, a radiator, dado rail, space to hang coats and stairs leading you up to the first floor with internal wall insulation recently installed for added warmth.

Lounge

The lounge boasts a bay window overlooking the front of the property offering beautiful views over Denbigh rooftops towards open countryside, with a radiator, original floorboards, coved ceiling, and internal wall insulation, ensuring both charm and comfort.

Kitchen

The kitchen features a newly installed range of cream units with an electric oven, gas hobs with an extractor fan above, tiled splashbacks, and space for a tall fridge freezer and washing machine with a breakfast bar along one wall and a cupboard houses the gas combi boiler. It boasts a timber-framed double-glazed windows, LVC click flooring with underlay, a radiator and a door leads to the rear yard.

Landing

The landing is carpeted and features a dado rail, the walls above the dado rail and the ceiling have been re-skimmed, creating a fresh and smooth finish, with doors leading to all rooms.

Master Bedroom

A spacious double bedroom with newly laid carpeted flooring, internal wall insulation that offers a cozy and energy-efficient retreat with a walk-in wardrobe, a radiator and a double-glazed window enjoying stunning views over the front of the property.

Bedroom 2

With newly carpeted flooring, wall panelling, wall insulation and a radiator for enhanced warmth. It also includes a loft hatch with insulation and a double-glazed window with vents overlooking the rear yard.

Bathroom

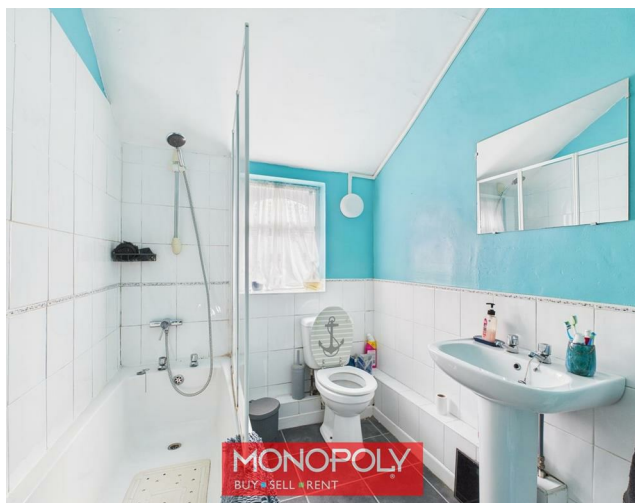
A spacious bathroom fitted with a three-piece suite to including a bath having a thermostatic shower over, a low flush WC, and a pedestal sink. It also boasts a new extractor fan, a radiator, tiled-effect walls, tiled effect flooring and a privacy window to the rear.

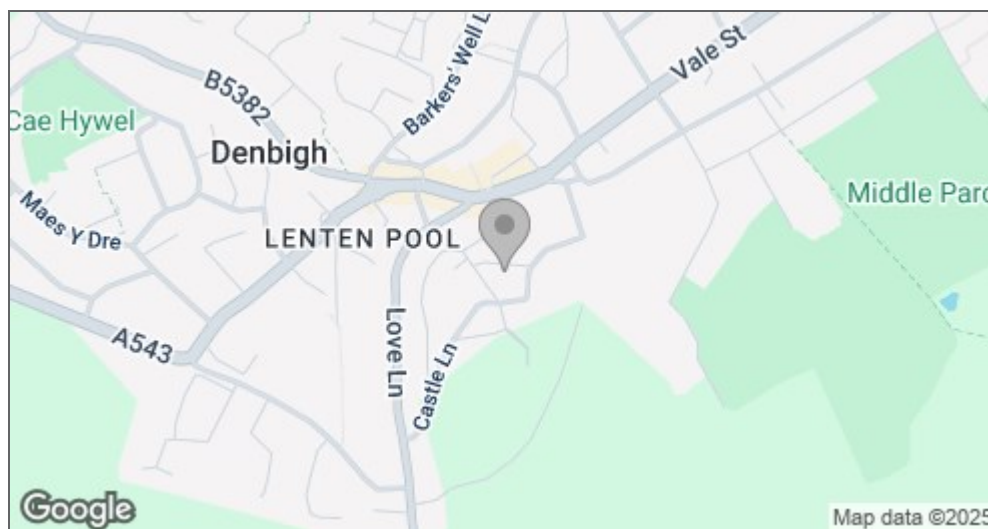
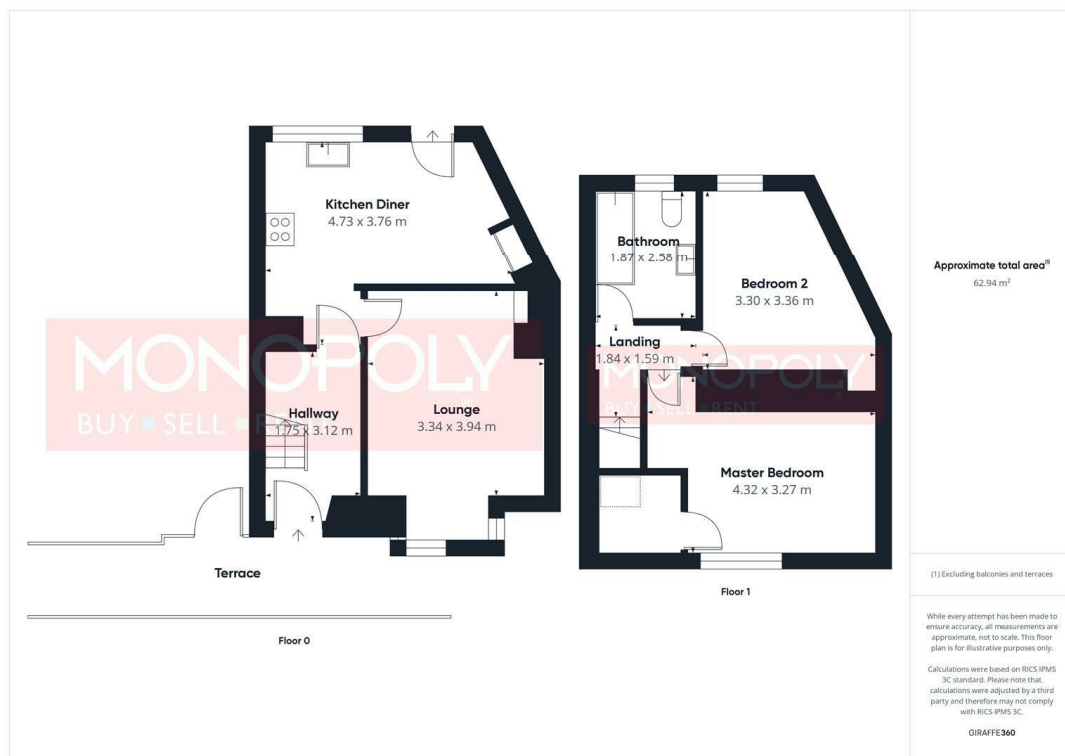
Back Garden

The south-facing rear yard is astro-turfed with a flower border, gated access all bounded by tall brick walls and an alley at the rear for bin storage.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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.

