



## Post Office Lane, Denbigh LL16 3UN

**£145,000**

Monopoly Buy Sell Rent are pleased to offer this quaint 2-bedroom house in a popular Denbigh area, close to local amenities and excellent schools. The spacious property offers a large lounge with a log burner, a kitchen diner with fitted units throughout and voids for kitchen appliances. There are two double bedrooms and a family bathroom with double glazing throughout. The addition of off-road parking is sought after in the area with an enclosed, low-maintenance yard to the side.

VIEWING HIGHLY RECOMMENDED

- Two Double Bedrooms
- Close To Local Amenities
- Catchment Area For Excellent Schools
- EPC - D
- Central Location
- Off-Road Parking
- No Onward Chain
- Council Tax Band B



## Lounge

The lounge is a warm and inviting space featuring stylish vinyl flooring and a charming log burner set on a tiled hearth, perfect for cosy evenings. A large UPVC double-glazed window to the front allows for plenty of natural light, complementing the room's bright and airy feel. Access is provided via a UPVC front door, enhancing both security and energy efficiency.

## Kitchen

The kitchen is well-equipped with a range of stylish oak-effect laminate base and wall units, offering ample storage and workspace. Integrated appliances include a gas hob, single oven, built-in microwave combi, and an extractor fan, all designed to meet modern cooking needs. There are designated voids with plumbing for a washing machine, along with space for an under-counter fridge and freezer. A panelled splashback adds a contemporary touch, while the generous bay window with UPVC double glazing and a UPVC door and window overlooking the rear yard. There's also ample space to accommodate a dining table, making this a practical and sociable home hub.

## Master Bedroom

The master bedroom is a generously sized double room, featuring charming painted floorboards that add character to the space. A UPVC double-glazed window overlooks the front elevation, allowing for plenty of natural light. The room also benefits from ample space for a wardrobe in the alcove as well as ample space for additional bedroom furniture, making it a comfortable room.

## Bedroom 2

Bedroom 2 is a bright and spacious double room featuring painted floorboards and a UPVC double-glazed window to the front elevation, allowing in plenty of natural light. The room also includes a former airing cupboard with louvre doors, now housing the wall-mounted combi boiler, offering convenient access while maintaining a tidy appearance.

## Landing

The landing features painted floorboards and provides access to both bedrooms and the family bathroom. Practical in design, it includes two small built-in storage cupboards and a loft hatch offering access to additional roof space, ideal for storage.

## Bathroom

The bathroom is fitted with modern fixtures and offers a clean, functional space with vinyl flooring and part panelled shower walls for ease of maintenance. It features a spacious double shower cubicle with a thermostatic shower, a low flush WC, and a pedestal sink. A UPVC double-glazed window with privacy glass provides natural light while maintaining discretion, completing this well-presented and practical room.



## Rear Yard

To the side of the property is a low-maintenance yard with chipping, ideal for outdoor seating or container gardening. Enclosed by wooden fencing for privacy, it offers a secure space for relaxing or entertaining, with access from the main property via the rear UPVC door in addition to a timber gate to the parking space and the front of the property. Right of way access is available in an emergency for the properties behind but this is very rarely used.

## Front Of Property and Parking

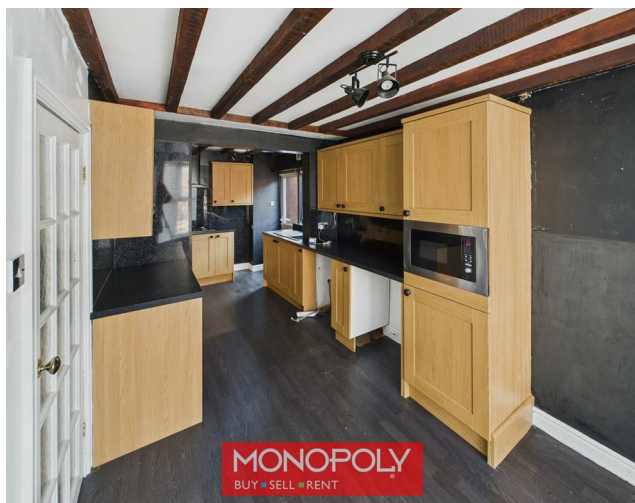
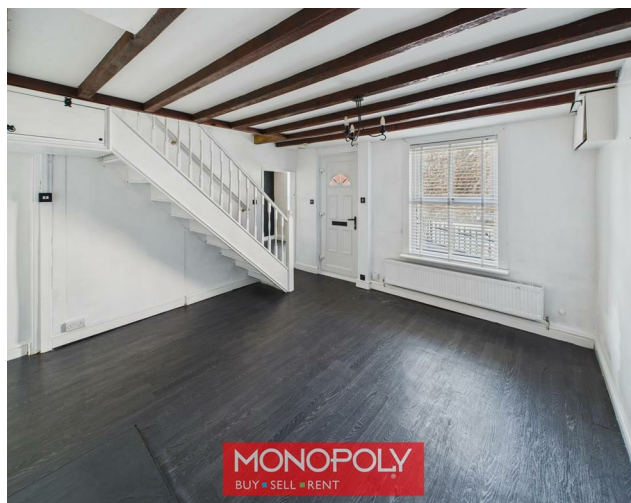
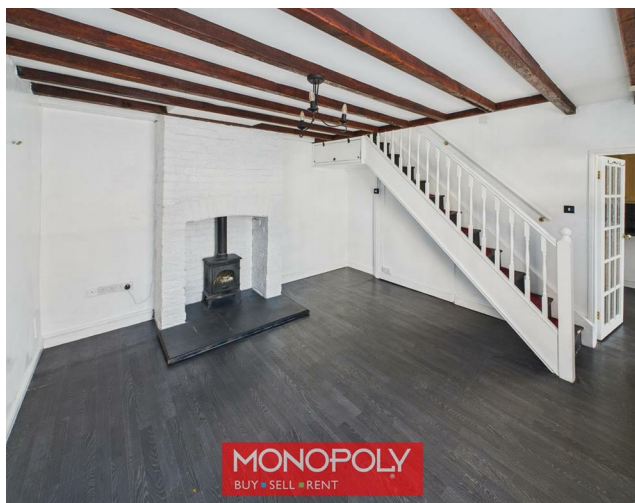
The front of the property is enclosed with attractive wrought iron gates, offering a secure and welcoming entrance. There is off-road parking for one vehicle on a low-maintenance chipped stone surface. A timber side gate provides convenient access to the rear yard, adding to the property's practicality and ease of use.

## Additional Information

The property has been a long term rental property therefore it has benefitted from work with the electrical consumer unit as well as annual gas boiler checks. The property is vacant and sold with no onward chain.





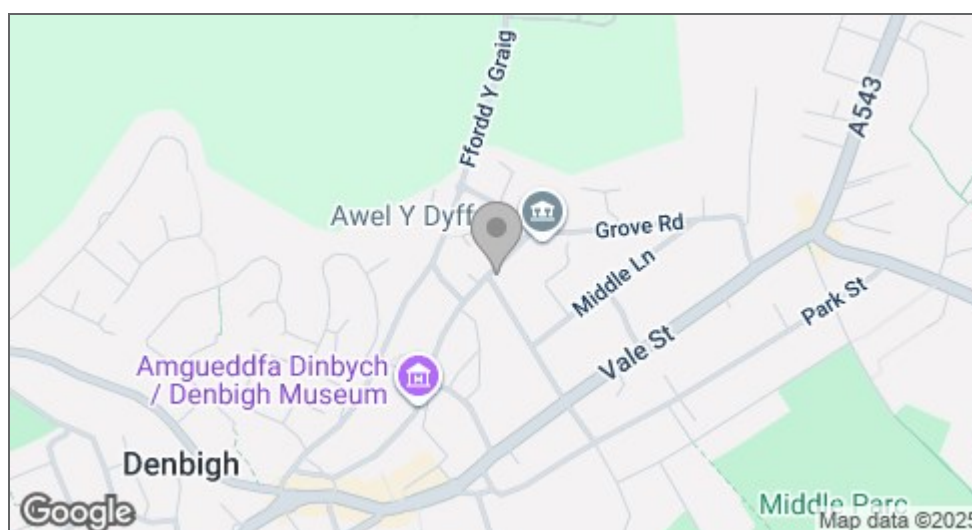
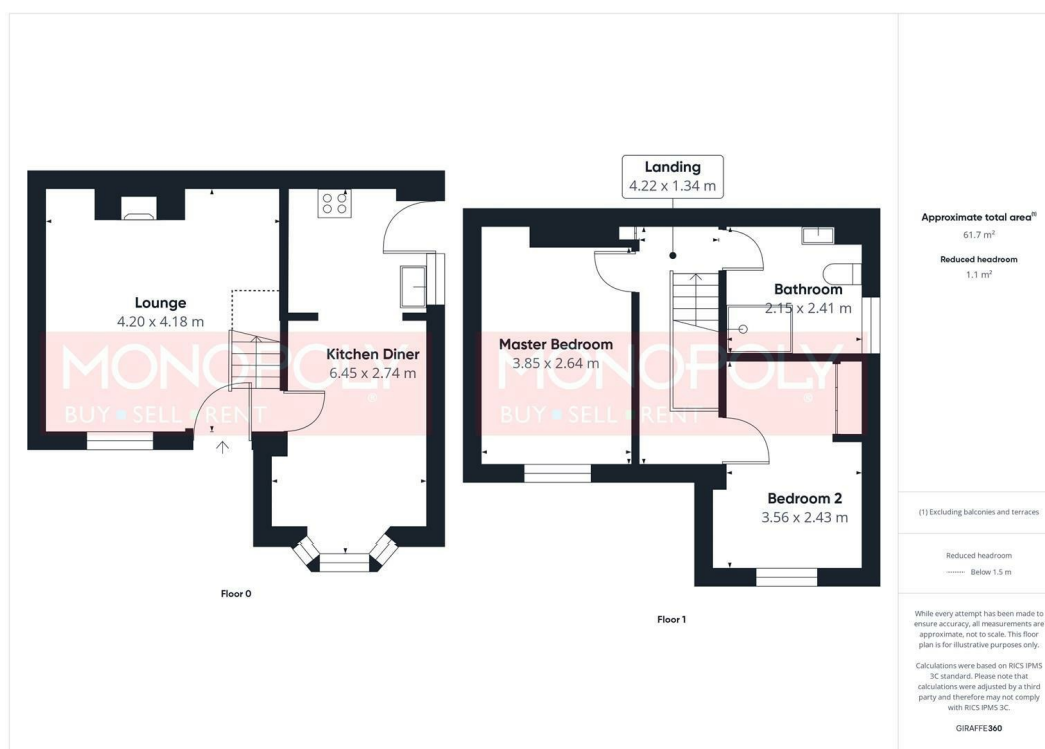












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</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.

