



Chapel Street, Trefnant, Denbigh LL16 5TU

£175,000

Monopoly Buy Sell Rent is delighted to offer for sale this charming Victorian extended end-terrace cottage, situated in a highly sought-after location close to village amenities and within easy reach of Denbigh town centre. Well presented throughout and ready to move into, the property would make an excellent investment purchase or a lovely home for a couple or small family. Benefiting from parking to the front and a larger-than-average private rear garden, this attractive home also features a superb garden room, ideal for a variety of uses. In brief, the accommodation comprises an entrance porch, living room, dining room, kitchen, ground floor shower room, two double bedrooms, a modern bathroom, and a spacious loft room. Outside, the enclosed rear garden is designed for ease of maintenance and enjoys the added benefit of a fabulous garden room with electricity and a bar area.

- End-Terrace Property
- Ground Floor Shower Room
- Family Bathroom
- Enclosed Rear Garden
- Close to all Local Amenities
- Two Reception Rooms
- Two Double Bedrooms
- Spacious Loft Room
- Excellent Garden Room
- Freehold, Council Tax Band B



Entrance Porch

0.90 x 3.91 (2'11" x 12'9")

A green coloured painted wooden front door opens into this spacious entrance porch. Finished with an ash-effect laminate floor, attractive wall paneling, windows allow natural light to brighten the space with ample room for coats and shoes. A uPVC double glazed front door leads into the main living accommodation.

Living Room

3.42 x 4.14 (11'2" x 13'6")

A warm and inviting living room, centred around an attractive feature fireplace with a slate hearth, decorative tiled surround, and a wooden mantel incorporating a gas fire. The room is filled with natural light from a large front-facing window and is finished with wood-effect laminate flooring, exposed brick detailing, two radiators, and a glazed door leading through to the dining room.

Dining Room

2.77 x 4.11 (9'1" x 13'5")

A versatile and well-proportioned second reception area, ideal for family dining or entertaining. It benefits from laminate flooring, a radiator, and a rear-facing window. Stairs rise to the first floor with traditional spindle balustrading, with a useful storage cupboard beneath. A sliding door connects the dining room to the kitchen, creating a practical flow through the ground floor.

Kitchen

2.30 x 3.50 (7'6" x 11'5")

The kitchen is fitted with a modern range of light grey units, complemented by granite-effect worktops and contemporary tiled splashbacks. A stainless steel sink with mixer tap is positioned beneath a rear-facing window, while there is an electric oven, space for a tall fridge freezer, and plumbing for a washing machine. Further features include a tiled floor, timber-effect ceiling, radiator with shelf above, and a wall-mounted Ideal combi boiler. A charming barn-style door with glazed panel opens into the rear porch, with an internal door leading to the shower room.

Shower Room

1.71 x 1.50 (5'7" x 4'11")

A useful addition, fitted with a corner low flush WC, wall-mounted wash hand basin, and enclosed shower unit with thermostatic shower. The room is finished with vinyl flooring, fully tiled walls, extractor fan and ceiling lighting, making it both practical and easy to maintain.

Landing

2.77 x 2.21 max (9'1" x 7'3" max)

The first floor landing is carpeted and provides access to all first floor rooms. There is also a useful storage cupboard positioned over the stairs.



Master Bedroom

3.38 x 3.37 (11'1" x 11'0")

Generous double bedroom, finished with carpeted flooring and benefiting from built-in storage. A large full-width wardrobe with sliding doors provides excellent storage space, with one mirrored/glazed panel enhancing the sense of light and space.

Bedroom 2

2.30 x 3.53 (7'6" x 11'6")

A comfortable double bedroom overlooking the rear of the property. It features a large window, coved ceiling, carpeted flooring and a radiator, with ample space for freestanding bedroom furniture.

Bathroom

1.75 x 1.88 (5'8" x 6'2")

Attractively appointed and comprises a full-sized bath with thermostatic shower over and fitted screen, low flush WC, and pedestal wash hand basin. The room features tiled flooring, mosaic-effect part tiled walls, a chrome towel rail, and a privacy window.

Loft Room

3.11 x 4.14 (10'2" x 13'6")

A standout feature of the property is the spacious loft room. This large and versatile space is carpeted and enjoys natural light from two Velux roof windows as well as a side window. There is useful storage within the eaves on both sides, and a recessed area provides an ideal space for a television or study nook. Currently used as a bedroom this room offers flexibility for a range of uses, subject to any necessary consent.

Rear Porch

2.49 x 1.30 (8'2" x 4'3")

A practical rear porch with vinyl flooring, offering useful storage and utility space. Featuring a polycarbonate-style roof, double glazed rear door, and corrugated glazed side windows, this is a handy and functional transition area between the house and garden.

Garden Room

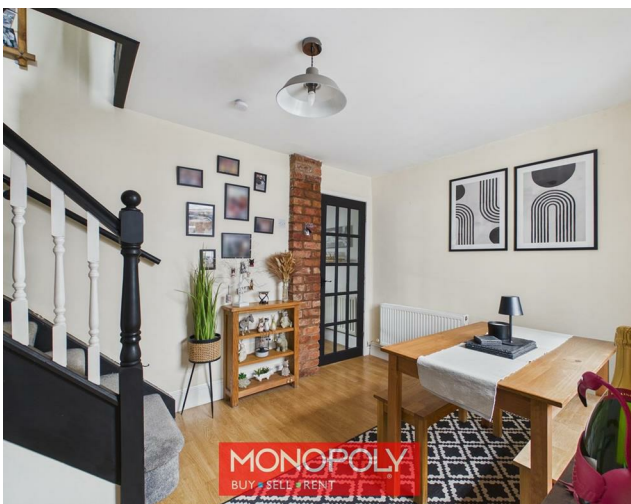
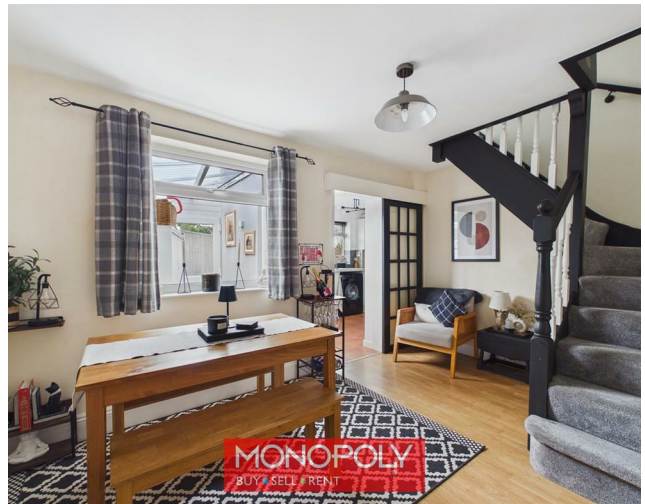
2.69 x 4.65 (8'9" x 15'3")

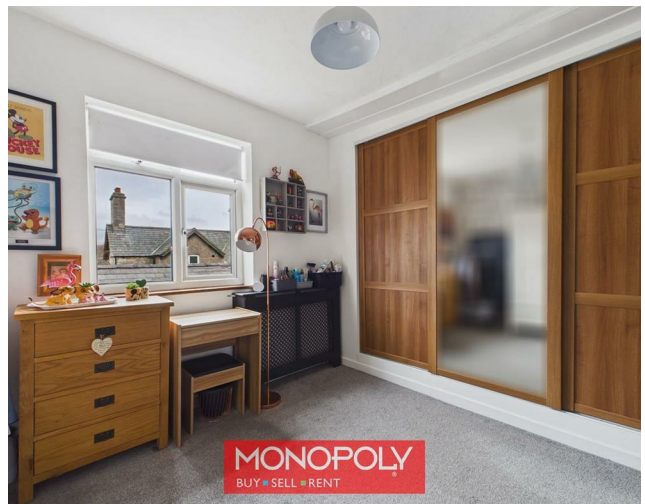
A superb addition to the property, this versatile garden room provides excellent additional reception space suited to a variety of uses. Finished with tiled flooring, it features an electric wall heater, built-in storage cupboard, and bar area. Ceiling lighting and French doors create a bright and welcoming atmosphere, making it an ideal space for entertaining, hobbies, home working, or simply relaxing.

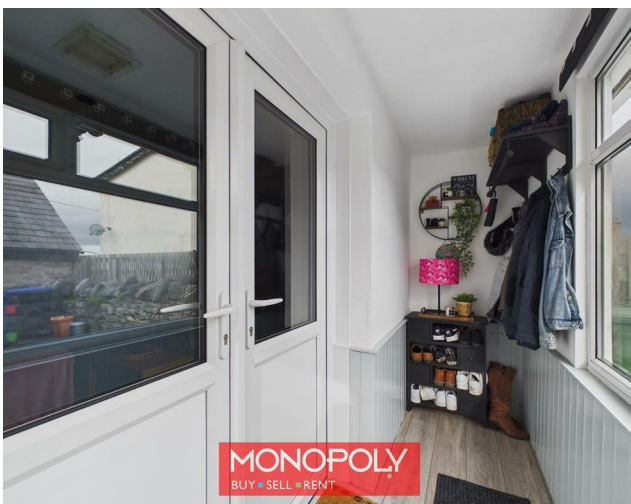
Rear Garden

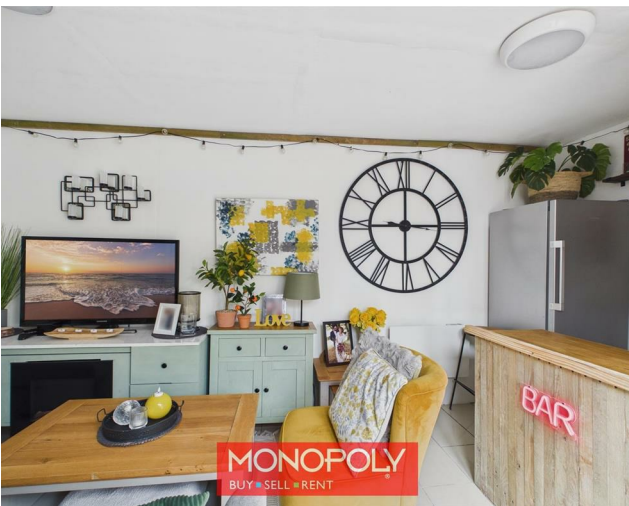
The rear garden is private, enclosed and designed for ease of maintenance. It features a patio seating area, gravelled patio section, raised planting bed, and gated access. This is a lovely outdoor area for relaxing, entertaining, or enjoying a low-maintenance garden lifestyle. There is also direct access to the garden room.

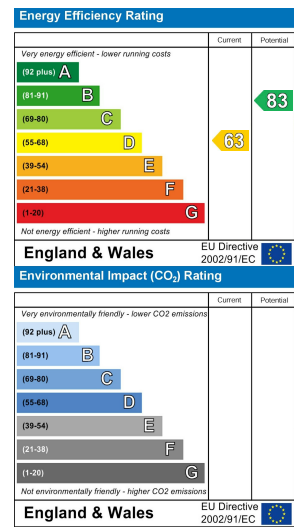
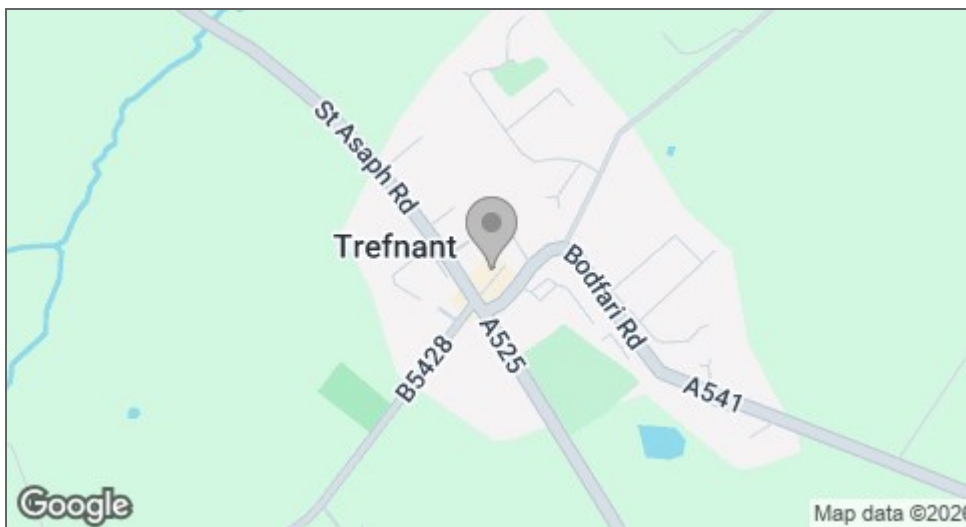
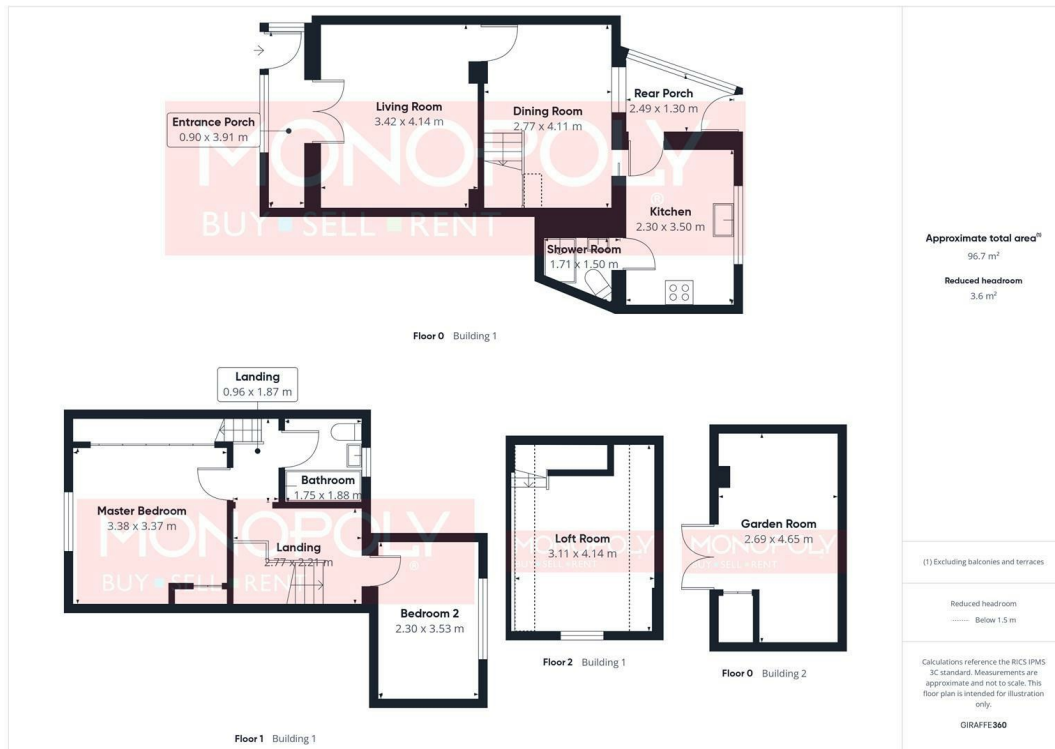












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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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.

