



## Maesglas, Denbigh LL16 3RF

**£155,000**

Monopoly Buy Sell Rent is pleased to present this three-bedroom semi-detached former local-authority home, ideally situated in the heart of Denbigh with a wide range of local amenities within easy walking distance.

The property is well maintained and benefits from double-glazed windows throughout and a gas-fired combination boiler. While in good overall condition, the interior would benefit from a programme of modernisation, allowing purchasers the opportunity to personalise the accommodation to their own tastes.

The accommodation comprises a spacious lounge, a generous kitchen with the convenience of a downstairs WC, two well-proportioned double bedrooms, and a third box bedroom. Externally, the property enjoys generous front and rear gardens and boasts stunning views of Denbigh Castle.

An excellent opportunity for first-time buyers or investors seeking a well-located home with scope for improvement in a desirable central Denbigh location.

- Traditional Semi-Detached House
- Spacious Property
- Front & Rear Garden
- Council Tax Band C
- No Onward Chain
- Three Bedrooms
- In Need of Modernisation
- Freehold Property



## Storm Porch

The property is accessed via steps leading up to a storm porch which provides a sheltered entrance. The porch features a tiled floor and a keybox, offering both practicality and security.

## Entrance Hall

Entered through a uPVC front door, featuring wood-effect laminate flooring and a radiator. The hallway provides access to the lounge and stairs leading to the first floor.

## Lounge

The lounge is a spacious and comfortable living area, featuring a central fire surround with a blocked chimney, wood mantel, and marble-effect hearth and surround. Additional benefits include a storage cupboard housing the consumer unit, wood laminate flooring, a radiator, and a double-glazed window overlooking the front of the property.

## Kitchen

The kitchen is a good-sized fitted with a range of wall and base units, complemented by wood-effect worktops and tiled splashbacks. The room features vinyl wood-effect flooring, a stainless steel sink, space for a gas cooker and white goods, an extractor fan, and a wall-mounted combi boiler. A double-glazed window enjoys a dominant and stunning view of the castle, while a radiator provides heating. A door leads through to the rear porch.

## Rear Porch

The rear porch offers a useful additional space with a tiled floor, access to a storage cupboard beneath the stairs, a door to the downstairs WC, and an external door leading to the rear garden.

## Downstairs WC

The downstairs WC is fitted with a low-flush toilet and lighting, and benefits from a small privacy window.

## Landing

The first-floor landing is bright and airy, with a side-facing double-glazed window allowing in natural light. The landing features exposed floorboards and provides access to all first-floor rooms.

## Master Bedroom

The master bedroom is a good-sized room positioned to the front of the property. It is carpeted and includes an old airing cupboard for storage, a radiator, and a double-glazed window overlooking the front.

## Bedroom 2

A double room located at the rear of the property, featuring exposed floorboards, space for additional storage, a radiator, and a double-glazed window enjoying stunning views of the castle. The room also provides access to the attic via a ceiling hatch.

## Bedroom 3

A box room, ideal for use as a home office, nursery, or dressing room. It features stripped flooring, a radiator, and a double-glazed window overlooking the front.





## Bathroom

A wet-room style space designed with accessibility in mind. It includes a walk-in shower suitable for disabled access with an adjustable electric shower, a wall-mounted hand wash basin, and a low-flush WC. The room is fully tiled with a resin-effect floor and benefits from a side-facing privacy window.

## Front Garden

The front garden is enclosed by a breezeblock wall and accessed via a picket gate. There is a step onto a concrete path leading to the front and to the rear of the property, along with a lawn area and mature shrubs.

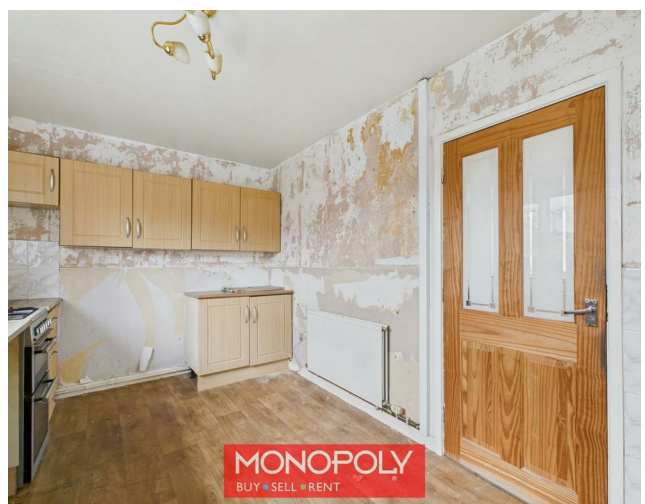
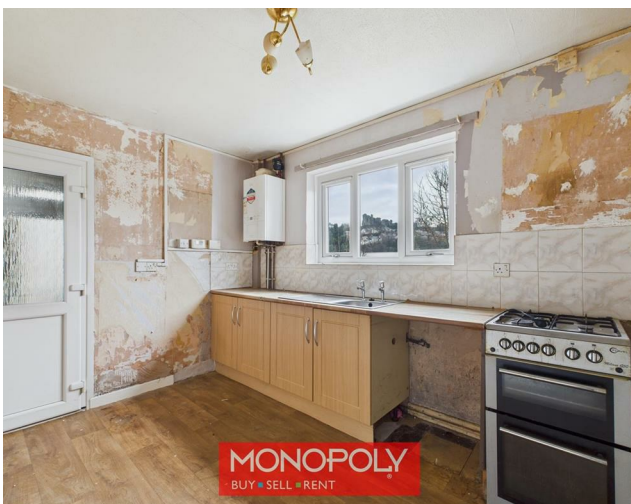
## Rear Garden

The rear garden is southeast-facing and enjoys excellent natural light throughout the day. It features a wide concrete path, a lawn area, and boundaries formed by panelled fencing, stone walling, and hedging. The garden enjoys stunning views of the castle.

## Rear Garden

The rear garden is southeast-facing and enjoys excellent natural light throughout the day. It features a wide concrete path, a lawn area, and boundaries formed by panelled fencing, stone walling, and hedging. The garden enjoys stunning views of the castle.





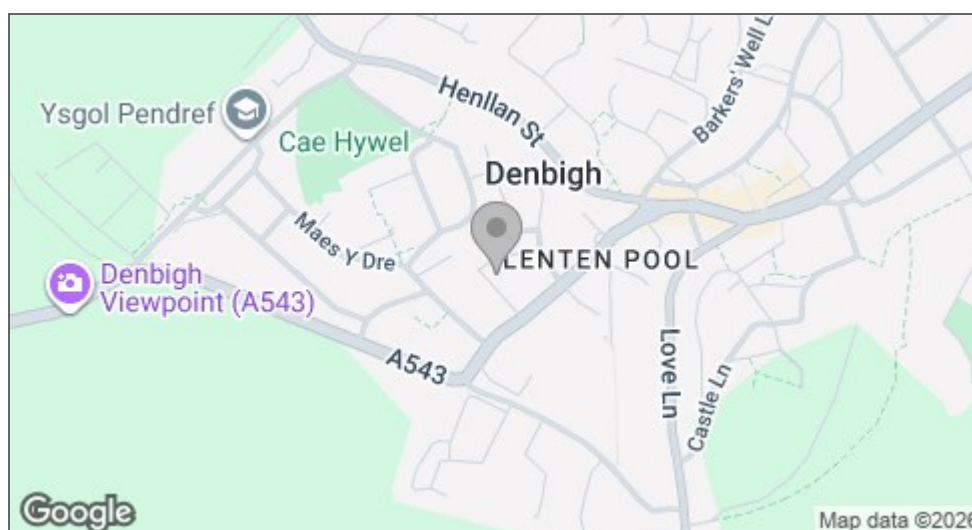
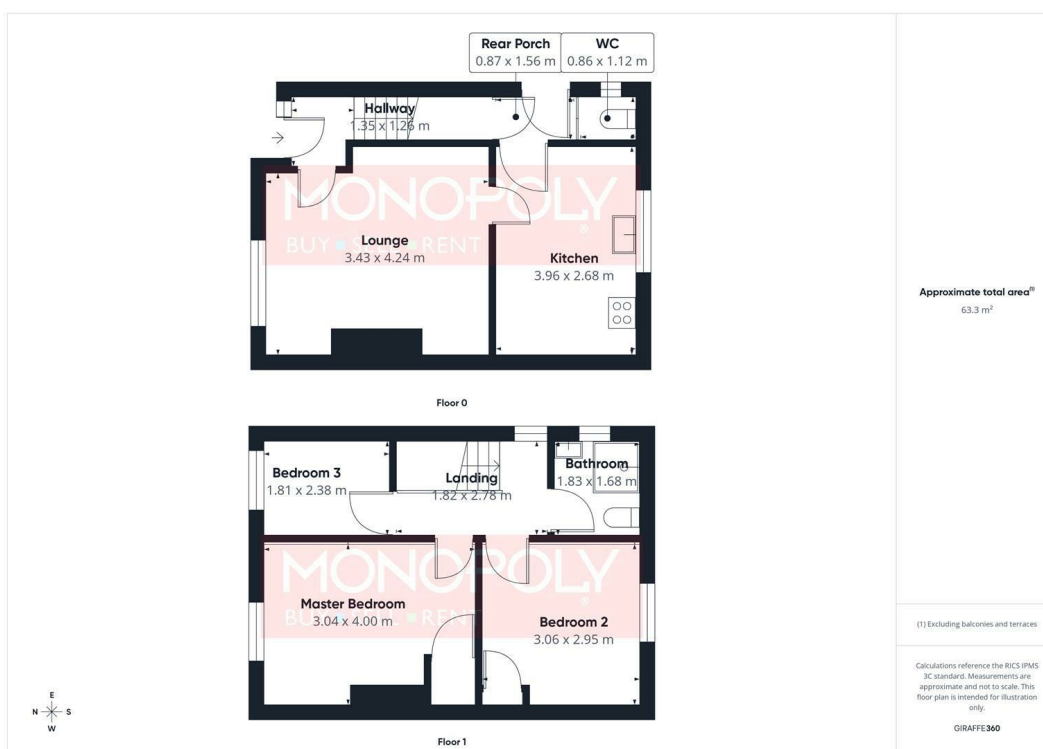












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub>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

