



Beacons Hill, Denbigh LL16 3UD

£150,000

Monopoly Buy Sell Rent is pleased to offer for sale this deceptively spacious three-bedroom terraced property located in the heart of Denbigh within walking distance to schools, shops, cafe, restaurants, bus stops, and its historical Castle. The accommodation has been newly refurbished and briefly comprises a living room with an open fireplace, a modern open plan kitchen diner, three bedrooms, a bathroom with a small rear yard, and an off-road parking space.

A PERFECT FIRST-TIME BUY or INVESTMENT PROPERTY with NO ONWARD CHAIN!

- Newly Refurbished Terraced Property
- Open Plan Kitchen Diner
- Off-Road Parking Space
- Council Tax Band B
- Three Bedrooms & Bathroom
- Close To Local Amenities
- Freehold Property
- No Onward Chain



Kitchen Diner

A fabulous newly renovated open-plan room that provides a lovely space for socializing whilst preparing meals, with wood effect flooring, a newly fitted kitchen with ample base, drawer, and wall units with granite effect worktops, modern blue splashbacks, electric oven with stainless steel extractor fan above, integrated dishwasher with voids for white goods, stainless steel sink and a breakfast bar. Space for a large dining table with a useful storage cupboard under the stairs, carpeted stairs lead you up to the first floor, a door leads you into the living room with two single-glazed windows overlooking the front of the property and an external timber door leading you out to the side of the property.

Living Room

A spacious dual-aspect living room with carpeted flooring and a central brick-built fireplace with an open fire having a tiled hearth and timber mantle with a radiator and single-glazed windows overlooking the front and side of the property.

Landing

Carpeted landing with doors leading to all rooms with a useful storage cupboard above the stairs and a hatch gives access to the loft.

Master Bedroom

A sizeable double room with newly carpeted flooring and space for storage cupboards with a single-glazed window overlooking the side of the property.

Bedroom 2

A split-level bedroom with carpeted flooring, a radiator and a timber framed skylight.

Bedroom 3

A split-level bedroom with carpeted flooring, a radiator and a timber framed skylight.

Bathroom

A modern three-piece suite fitted bathroom with a low flush WC, pedestal sink and full-size bath with an electric shower over having part tiled walls, decorative vinyl tiled flooring, radiator and a single glazed privacy window overlooking the front of the property.

Externally

The front of the property offers off-road parking for one vehicle with a timber gate giving access down the side of the property to the small rear yard with shared access.



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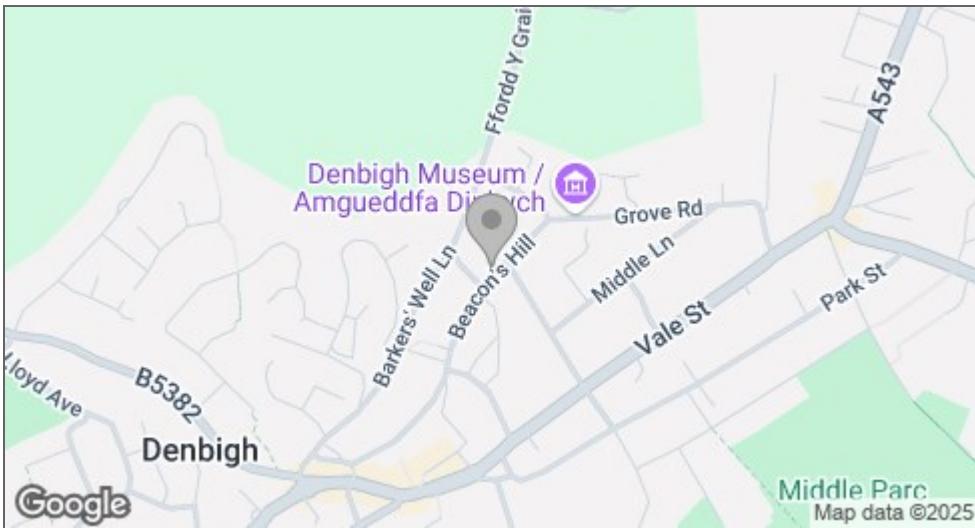




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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			
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.

