



Chapel Street, Denbigh LL16 3SP Offers In Excess Of £185,000

Monopoly Buy Sell Rent are pleased to offer this beautiful end-terrace former building society located in a quiet street near the centre of the market town of Denbigh. The property briefly comprises of lounge, kitchen diner, utility, cloakroom, downstairs WC, three double bedrooms, a family bathroom and a separate shower room with two rear garden areas. The property has many original features throughout and offers a ready-to-go property with no onward chain.

- Three Double Bedroom Property
- Off Road Parking For 1 Vehicle (5 Year Lease)
- Freehold Property
- Town Centre Location
- Period Features Throughout
- Council Tax Band C



Hallway

Double timber doors lead into a spacious hallway with doors leading into the lounge, kitchen diner and downstairs WC. The consumer unit is boxed in with carpet throughout.

Lounge

4.65 x 3.30 (15'3" x 10'9")

A carpeted lounge with a feature cast iron fireplace and marble surround. There is coving throughout the room with a period sash window overlooking the front elevation.

Kitchen Diner

4.93 x 3.16 (16'2" x 10'4")

A sizable kitchen diner with tiled flooring throughout and ample base and wall units in cream. The kitchen offers an integrated single oven, electric hob and extractor in addition to space for a dining table and voids for an under-counter fridge and tall fridge freezer. Period sash windows overlook the front elevation with a radiator beneath.

Cloakroom

2.40 x 1.94 (7'10" x 6'4")

The former vault has a fantastic exposed brick wall with arch bricked ceiling. The brand new combi boiler is wall mounted with built-in shoe and coat space.

Utility

4.39 x 2.06 max (14'4" x 6'9" max)

The utility offers both base and wall units for storage with plumbing and electricity for a washing machine and dryer. A small step leads up into the rear yard.

Downstairs WC

2.14 x 0.88 (7'0" x 2'10")

A convenient downstairs WC offering a low flush WC, wall mounted hand basin with tiled flooring and part tiled walls.

First Floor

Master Bedroom

3.91 x 2.64 min (12'9" x 8'7" min)

A carpeted double room with a sash window overlooking the rear elevation and ample space for additional bedroom furniture.

Bedroom 2

4.83 x 2.33 (15'10" x 7'7")

A large double room with sash window overlooking the front elevation. The spacious room offers ample room for an array of bedroom furniture with a radiator mounted beneath the window.

Bedroom 3

4.13 x 2.96 max (13'6" x 9'8" max)

A third carpeted double room with a cast iron fireplace with wooden surround and a sash window overlooking the front elevation.

Family Bathroom

3.32 x 2.56 max (10'10" x 8'4" max)

A well-appointed family bathroom with tiled flooring throughout and part tiled walls offering a full-size bath, low flush WC and pedestal sink. Two single-glazed windows overlook the rear garden and side elevation to allow lots of natural light into the room.

Shower Room

1.63 x 1.07 (5'4" x 3'6")

An excellent use of space to create a single shower room that is fully tiled with an electric shower.

Rear Yard

The rear yard is a real suntrap with space for seating and a path leading through to the rear garden. There is composite fencing on either side with concrete posts and kickboards.

Rear Garden

A low-maintenance rear garden with 6ft panel



fencing and artificial grass throughout. The garden offers a lovely space for those looking to enjoy the sun when the opportunity arises!

Parking

Parking is offered for 1 vehicle in a designated spot nearby on a 5-year lease. The lease would be payable to the current owners and charged at a peppercorn rate for the term of the lease.

Additional Information

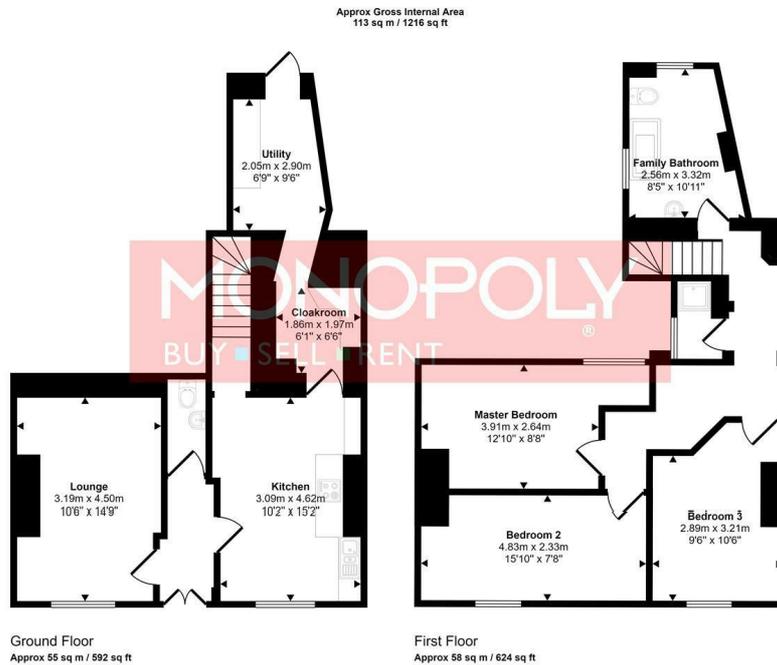
The former building society building offers a fabulous home to any would-be future owners with spacious rooms and high ceilings throughout including period features and modern additions. The new combi boiler was also fitted in May 2024.



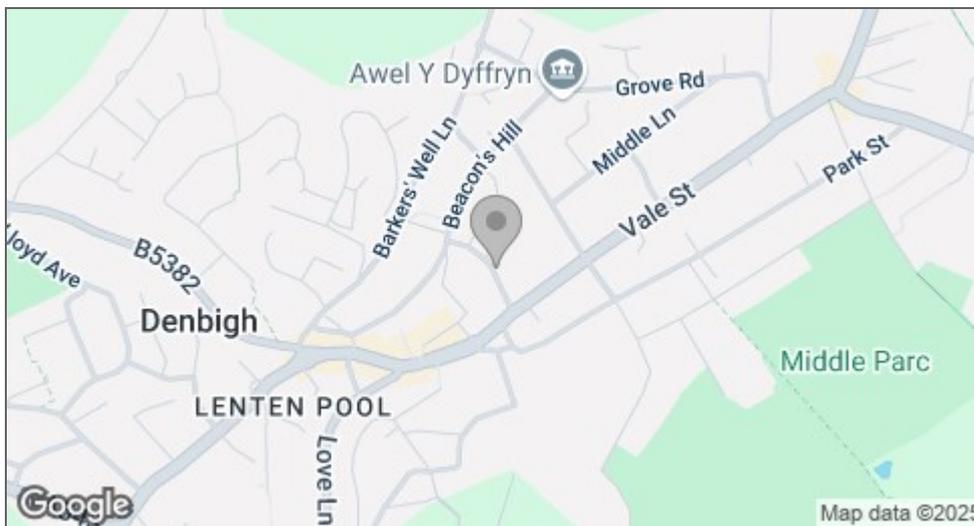








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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			
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.

