



## Henllan Street, Denbigh LL16 3PE

### £105,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this two-bedroom doer-upper located on Henllan Street in Denbigh, ideal for buyers looking to add value and put their own stamp on a property. Conveniently situated within walking distance of the town centre, local schools, and everyday amenities, this home offers a practical layout with plenty of potential. The accommodation includes a front lounge, a spacious kitchen diner, and a rear conservatory overlooking the garden. Externally, the property features a gated front garden and a paved rear garden, providing low-maintenance outdoor space. An excellent investment or first-time buy for those seeking a project in a central location. No onward chain.

- Mid-Terraced House
- Local Amenities Nearby
- No Onward Chain
- Deceptively Spacious
- Walking Distance to Town Centre
- Council Tax Band: B
- Tiered Garden with Dividing Wall
- Perfect First Time Buy
- Freehold



## Front Garden

Enclosed by wrought iron fencing with a matching gate, this low-maintenance garden features a paved path to the front door and gravel/slate areas.

## Entry Hallway

0.94 x 1.65 (3'1" x 5'4")

The entry hallway features a uPVC front door with decorative glass, wood-effect laminate flooring, and a painted handrail staircase. Wall hooks provide space for coats, with a ceiling light and a smoke detector positioned above.

## Lounge

3.50 x 4.25 (11'5" x 13'11")

The lounge has laminate flooring and features an electric fireplace set into a painted surround. A window with a criss-cross pattern faces the front, and there's access through to the kitchen diner.

## Kitchen Diner

3.06 x 3.33 (10'0" x 10'11")

The kitchen diner has modern white units with stone-style worktops and a tiled splashback. There's space for appliances and under-stairs storage, with access into the conservatory through a glazed door.

## Conservatory

3.86 x 1.94 (12'7" x 6'4")

The conservatory has tiled flooring and a polycarbonate roof, with double-glazed windows and a door, fitted with a cat flap, that opens to the rear garden.

## Landing

1.91 x 1.08 (6'3" x 3'6")

Upstairs, the landing has matching laminate flooring, a ceiling light, and access to the loft. A safety gate is fitted at the top of the stairs, with doors leading to both bedrooms and the bathroom.

## Master Bedroom

3.46 x 4.04 (11'4" x 13'3")

The main bedroom overlooks the front garden and includes a built-in wardrobe, airing cupboard, and mobility handles. The flooring is laminate, and there's a radiator and ceiling light.

## Bedroom 2

2.91 x 3.54 (9'6" x 11'7")

The second bedroom faces the rear garden and includes shelving, laminate flooring, and ceiling spotlights.

## Bathroom

1.53 x 2.30 (5'0" x 7'6")

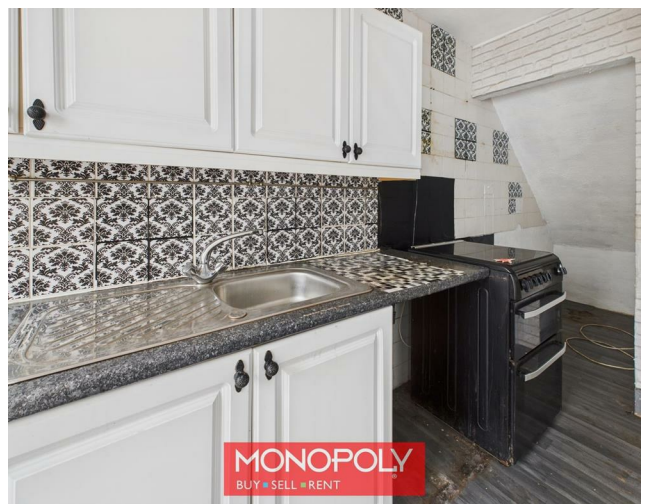
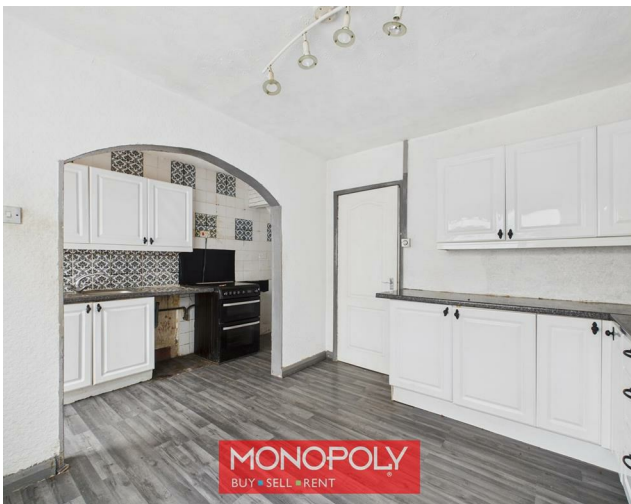
The bathroom includes a bath, toilet, and sink, with tiled walls and flooring. There is a textured window, radiator, towel rail, and mobility aids, along with fitted storage and ceiling spotlights.

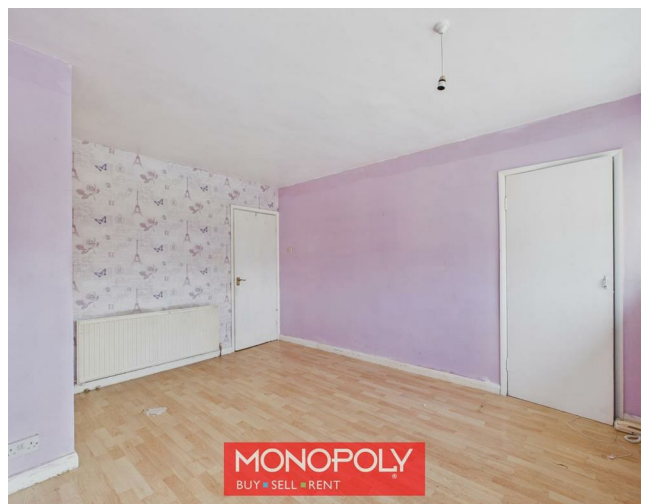
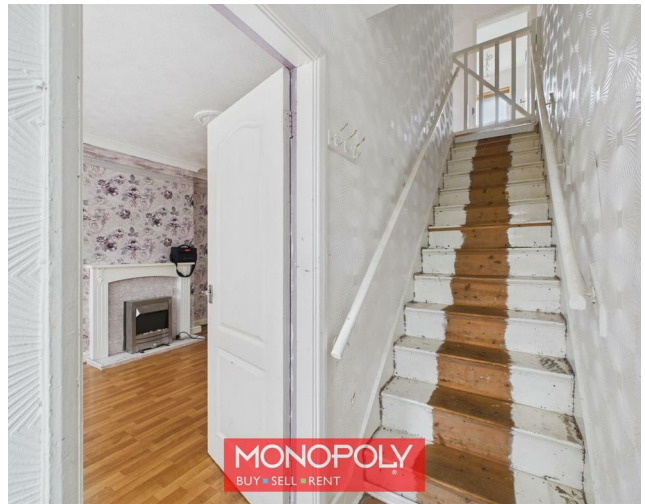
## Rear Garden

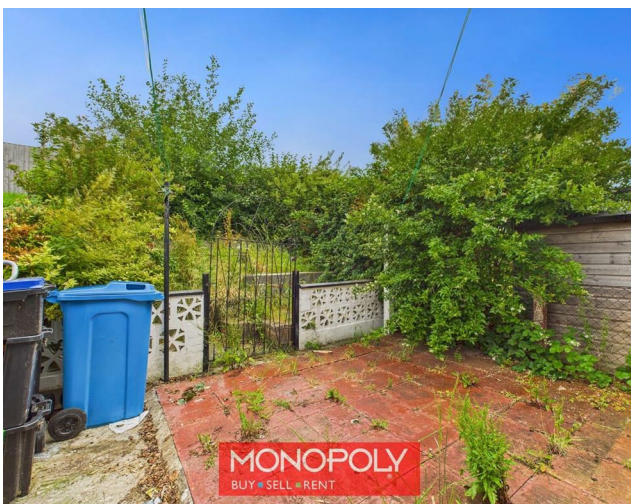


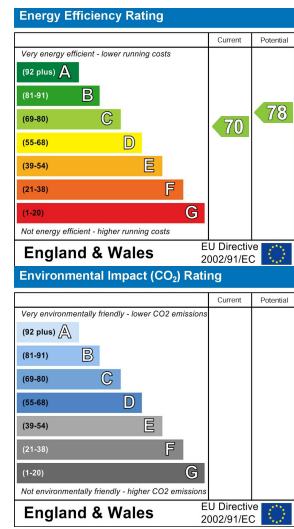
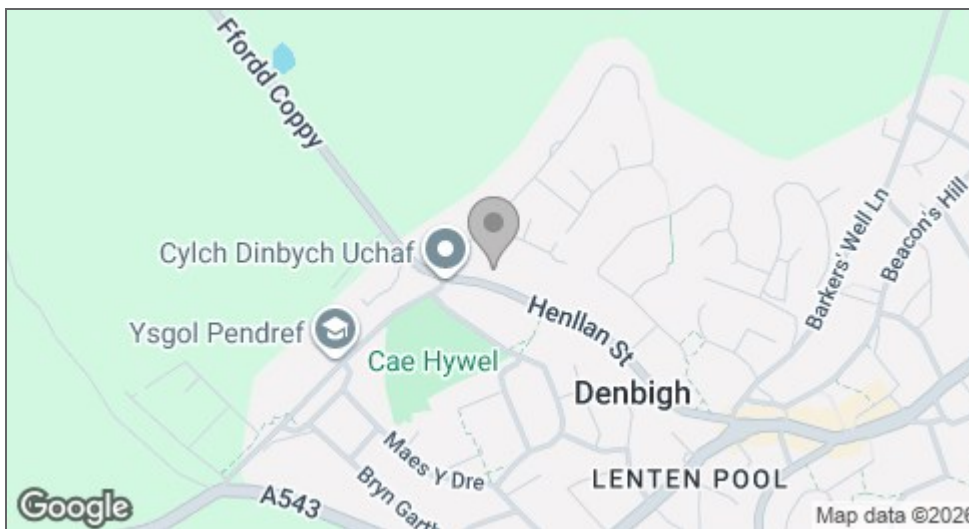
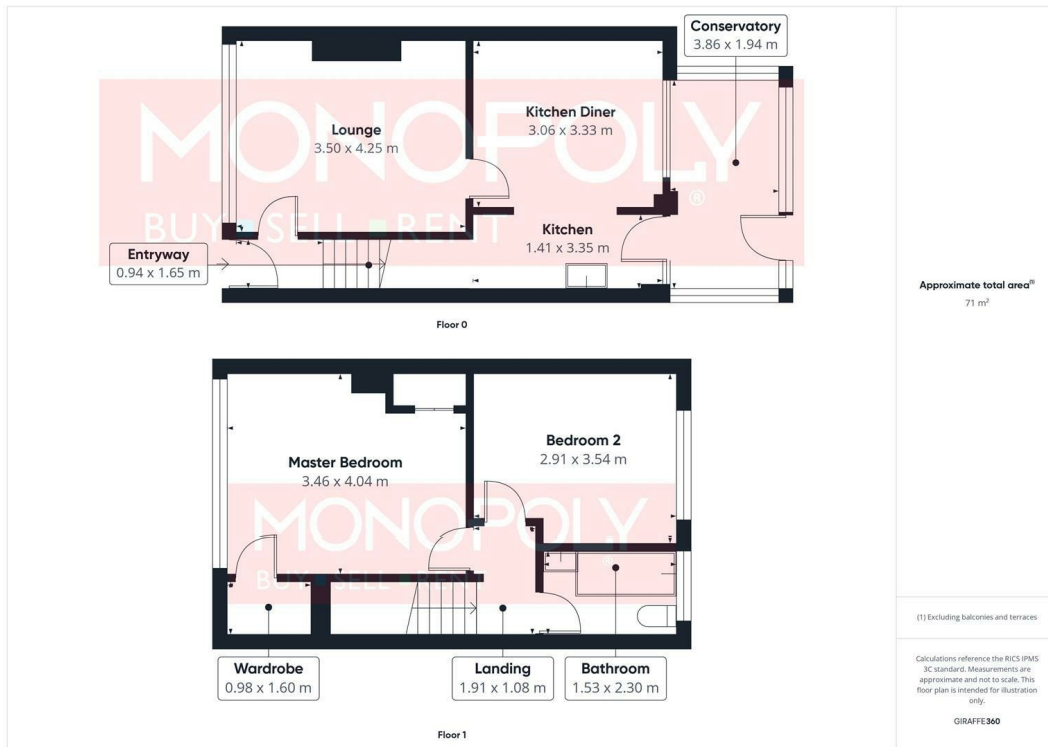
The rear garden includes a paved patio area providing space for outdoor seating. Beyond this is a tiered section, fenced off with a gate for access, offering additional enclosed space. There is a right of way through the neighbouring garden, designated for use as a fire escape.











**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.

