



Castle Hill, Denbigh LL16 3ND £90,000

CURRENTLY BEING RENOVATED BY CURRENT OWNERS INCLUDING NEW KITCHEN

Monopoly Buy Sell Rent is pleased to offer for sale this charming stone cottage built into the town walls next to the majestic Burgess Gate close to Denbigh castle and within walking distance of the town centre.

This home is perfect for first-time buyers or investors and briefly comprises a characterful lounge, kitchen, downstairs WC, large double bedroom with open end suite and a WC. No Onward Chain a must-view property!

- Stone Built Property
- Walking Distance to Town Centre
- Council Tax Band A
- Ideal for First Time Buyers or Investors
- One Bedroom
- By Burgees Gate & Denbigh Castle
- Freehold Property
- Sold with No Onward Chain



Lounge

4.20 x 3.90 (max) (13'9" x 12'9" (max))

A blue-painted timber front door leads you into this good-sized characterful lounge having carpeted flooring and a central coal fireplace with a slate surround. A beamed ceiling, radiator, cupboard housing the consumer unit, wall lights, and a double-glazed window with a deep sill overlooking the front of the property. A turned staircase leads you up to the first floor and a door leads you into the kitchen.

Kitchen

2.60 x 1.64 (8'6" x 5'4")

A modern kitchen, fitted with a pine effect base and wall units having a black granite effect worktop and a deep stainless-steel sink with integrated electric oven, hob, and hood above. Tiled flooring and part tiled walls with a double-glazed window overlooking the rear of the property having a deep sill, a sky light and a bi-fold door leads you into the downstairs WC.

Downstairs WC

1.74 x 0.84 (max) (5'8" x 2'9" (max))

Useful WC, housing the Worcester gas combi boiler having tiled flooring, part tiled walls with a wall-mounted hand wash basin and towel rail.

Master Bedroom

3.86 x 2.93 (12'7" x 9'7")

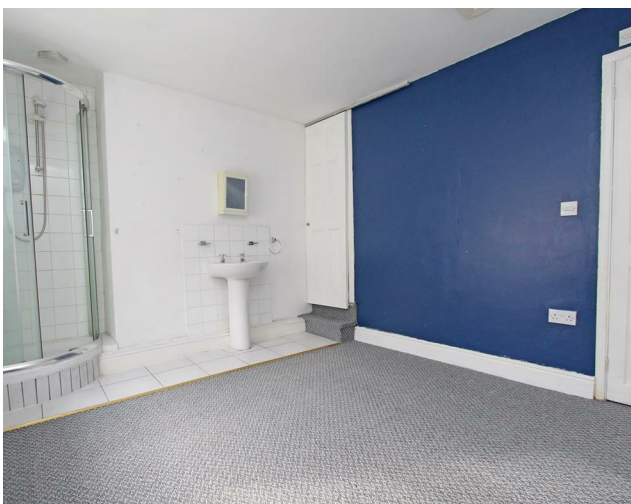
This generous bedroom has carpeted flooring with a radiator, a hatch accessing the loft, and a double-glazed window overlooking the front of the property. An open en-suite with tiled flooring, a corner shower cubicle with an electric shower and a pedestal sink all having tiled splashback and steps lead you up to the WC.

Upstairs WC

1.06 x 0.87 (3'5" x 2'10")

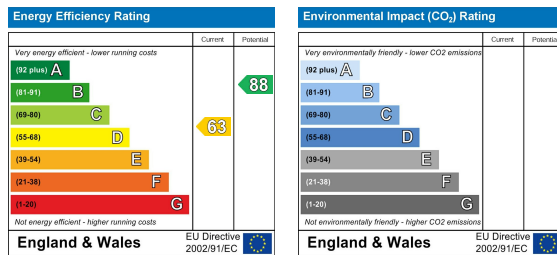
With tiled flooring and part tiled having a corner WC, extractor fan, lights, and a privacy window overlooking the rear.











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.

