



## Castle Hill, Denbigh LL16 3ND £85,000

Monopoly Buy Sell Rent is pleased to offer for sale this end terrace one-bedroom cottage, built into the town walls, situated next door to 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, and shower room. Sold with No Onward Chain!

- Quaint Property
- Walking Distance to Town Centre
- Vacant Property
- Council Tax Band A
- One Bedroom Property
- By Burgees Gate & Denbigh Castle
- Ideal for First Time Buyers or Investors
- Freehold Property



## Lounge

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

A good-sized lounge with a central stone fireplace. A 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 galled fitted kitchen with tiled flooring with a double-glazed window overlooking the rear of the property, a door that leads you into the downstairs WC.

## Downstairs WC

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

Useful WC with hand wash basin.

## Master Bedroom

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

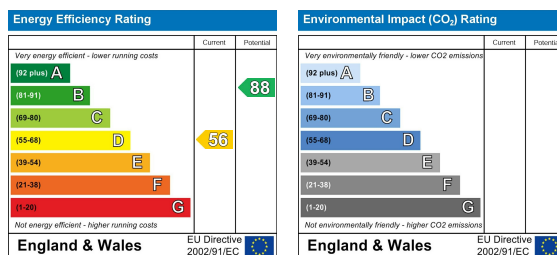
Generous bedroom with a radiator, a hatch accessing the loft, and a double-glazed window overlooking the front of the property. A door leads you into the shower room.

## Shower room

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

Fitted with a three-piece suit comprising WC, hand wash basin and shower.





**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.

