



## Love Lane, Denbigh LL16 3LU

### £115,000

Monopoly Buy Sell Rent is pleased to offer for sale this charming two-bedroom mid-terraced property located in the heart of the historic castle & market town of Denbigh within walking distance to all its local amenities. The property briefly comprises a lounge, open plan kitchen diner, two bedrooms, bathroom and a private, enclosed three-tiered rear garden with summerhouse. An ideal first-time buy or investment property.

- Two Bedroom Mid Terrace Property
- Open Plan Kitchen Diner
- Council Tax Band B
- Ideal First Time Buy or Buy To Let
- Walking Distance to Town Centre
- Good Sized Secluded Rear Garden
- Freehold Property



## Lounge

3.97 max x 3.63 max (13'0" max x 11'10" max)

A white uPVC front door with decorative glazing opens into this light and airy lounge with a central fireplace, housing an electric fire with a slate hearth, a uPVC double-glazed window overlooks the front of the property with a radiator and wood effect vinyl flooring. Stairs lead you up to the first floor and a glazed timber door leads you into the kitchen.

## Kitchen Diner

5.10 max x 3.54 max (16'8" max x 11'7" max)

An open plan kitchen diner fitted with a range of wall, drawer and base units with a black marbled effect worktop with tiled splashbacks, eye-level electric oven, induction hob with extractor fan over, a stainless steel sink having a window above enjoying views of the rear garden with space for a washing machine, two radiators, storage shelves, space for a dining table, wood effect laminate flooring a door leads into the bathroom and a glazed timber door leads you out to the rear garden.

## Bathroom

2.29 x 2.06 (7'6" x 6'9")

The downstairs bathroom is fitted with a three-piece suite comprising a large bath with an overhead shower, pedestal sink and WC. With wood effect vinyl flooring, part tiled walls, painted wood panelling, two radiators and a privacy window overlooking the rear of the property.

## Master Bedroom

3.62 max x 3.03 (11'10" max x 9'11")

A good-sized double bedroom fitted with carpeted flooring, clothes rail, radiator, plenty of space for storage cupboards, and a uPVC window overlooking the front of the property.

## Bedroom 2

3.63 max x 2.73 (11'10" max x 8'11")

Fitted with a wooden bunk bed frame with carpeted flooring, overhead storage cupboards, radiator, a hatch gives access to the loft, and a uPVC double-glazed window overlooks the rear of the property enjoying views of Denbigh and the open countryside beyond.

## Rear Garden

A three-tiered garden with a private and enclosed top tier having decked flooring and a gate accessing a right of way pathway leading down the side of the property. The decked steps lead you down to the second tier which has a Summerhouse with power supply and enjoying views of Denbigh and the open countryside beyond. The third tier has a lawn area with a mature shrub border, trees, and a slabbed pathway.

## Additional Information

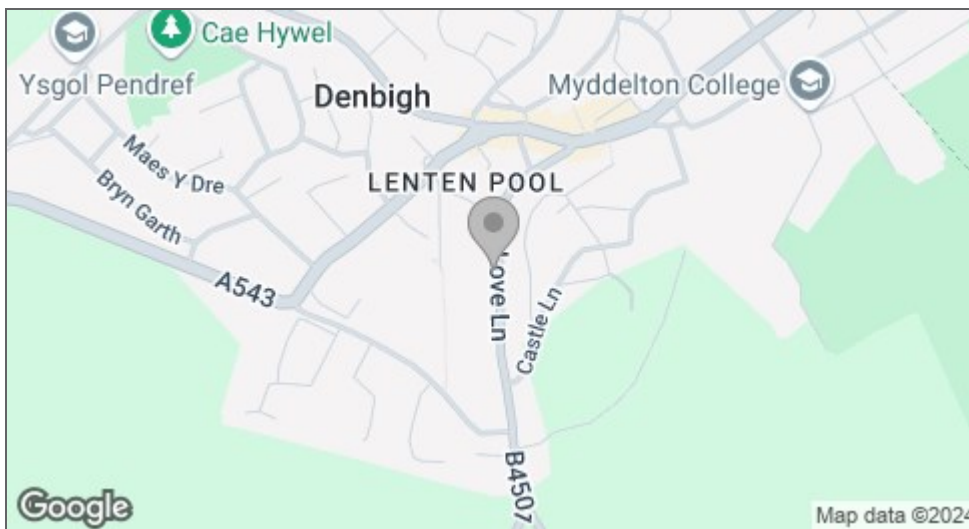
Fully fitted with uPVC windows and combi gas central heating. The boiler has been recently serviced. The property can be sold as seen to include some furniture, utensils and household goods inclusive in the price.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(54-68) D		61	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

