



## Park Street, Denbigh LL16 3DB

**£126,500**

Monopoly Buy Sell Rent is pleased to offer for sale with no onward chain, this newly refurbished two-bedroom mid-terraced property located within walking distance of Denbigh town centre with all its local amenities. The property has double-glazed windows throughout, gas central heating and briefly comprises a lounge, kitchen, two bedrooms, bathroom, and a private and enclosed rear yard. Ideal first-time buy or investment property!

- Two Bedroom Mid Terrace Property
- Walking Distance to Town Centre
- Ideal First Time Buy or Buy To Let
- Freehold Property
- Newly Refurbished Throughout
- Private & Enclosed Walled Rear Courtyard
- No Onward Chain
- Council Tax Band B



## Living Room

A stone green coloured timber front door opens into this newly decorated and carpeted lounge with a central fireplace housing an electric log burner with a tiled hearth, a uPVC double glazed sash window overlooks the front of the property with a radiator, a storage cupboard housing the gas meter, an overhead cupboard concealing the consumer unit and a panelled door leading you into the kitchen.

## Kitchen

Fitted with a cream-coloured shaker style range of units with wood effect laminate worktops, tiled splashbacks, a newly fitted integrated electric oven, 4 ring stainless steel electric hob with hood above and a stainless-steel oval bowl sink with mixer tap. Spaces for white goods, gas combi boiler, a radiator, wood effect vinyl flooring, a double-glazed window overlooks the rear with an external timber glazed door and stairs leading you to the first floor.

## Master Bedroom

A generous double bedroom with plenty of space for storage cupboards having newly fitted carpeted flooring, a hatch accesses the loft with a double-glazed uPVC sash window overlooking the front of the property and a panelled door leads you into the bathroom.

## Bedroom 2

A single bedroom with a pitched roof having newly laid carpet, a radiator, a double-glazed window overlooks the rear, and a panelled door leads you into the bathroom.

## Bathroom

Fitted with a white three-piece suite comprising a full-sized bath with a thermostatic shower over, low flush WC and a pedestal sink. Fully tiled walls with a mosaic border, wood effect vinyl flooring, chrome heated towel rail, PVC ceiling panels a double-glazed window with privacy glass overlooks the rear with panelled doors leading you into the bedrooms.

## Rear Courtyard

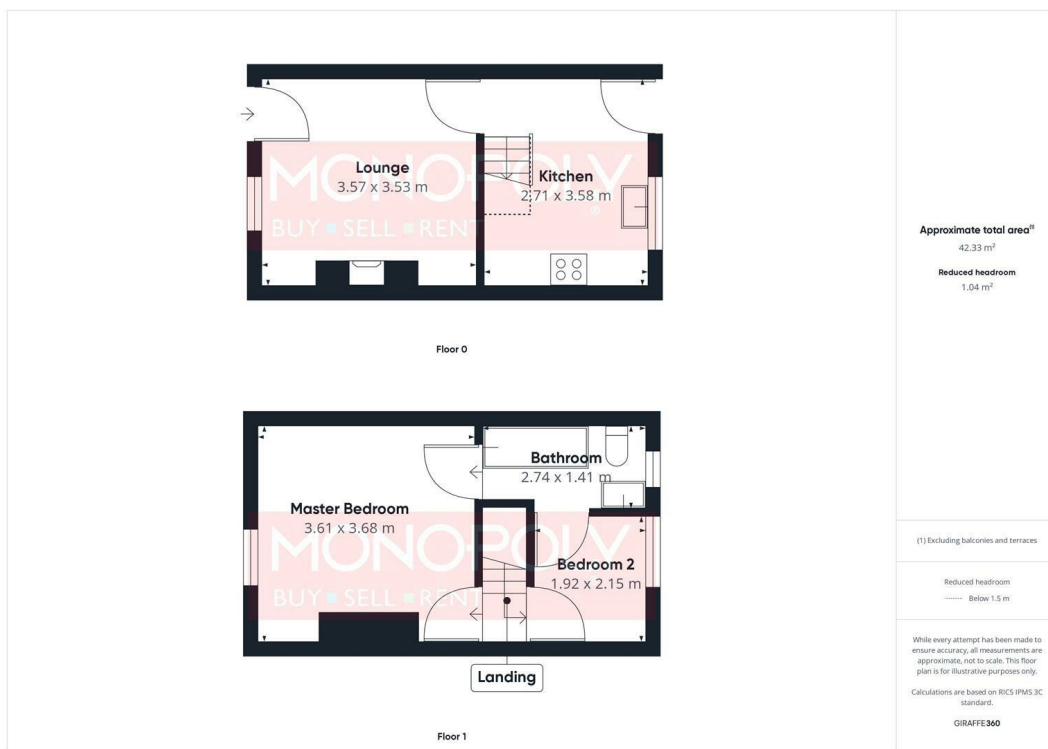
A private and enclosed walled rear courtyard with concrete flooring and a timber storage shed.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		66	
(55-68) D			
(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			
(55-68) 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.

