



Love Lane, Denbigh LL16 3LU Offers In Excess Of £200,000

Monopoly Buy Sell Rent is pleased to offer for sale with no onward chain Hillcrest a unique semi-detached property, built around 1843 as part of the former gaol, this spacious property with a long driveway is a stone's throw away from Denbigh town centre with all its local amenities, and a five minutes' walk up to the historical Denbigh Castle.

The property briefly comprises an entrance porch, large kitchen, spacious lounge, three generous double bedrooms, a bathroom, and a separate upstairs WC. Externally the property has a long driveway with a lawned garden to front and a rear yard with a WC and storage room to the back.

A well-built character property that must be viewed to full appreciate the spacious rooms!

- Unique Semi Detached Property
- Three Double Bedrooms
- Walking Distance to Town Centre
- Freehold Property
- Part of the Former Gaol Built 1843
- Large Lounge & Kitchen
- Council Tax Band D
- No Onward Chain



Entrance Porch

1.36 x 1.50 (4'5" x 4'11")

Stone steps leads you to the timber-built porch having single glazing and a slate roof. A timber door leads you into the porch with red quarry tiled floor, single glazed windows enjoy a stunning view of Denbigh and a timber door leads you into the hallway.

Hallway

3.70 x 1.56 (12'1" x 5'1")

Inviting hallway with parquet flooring and a sash window overlooks the side of the property with a radiator, stairs lead up to the first floor and a door leads you into the lounge.

Lounge

7.36 x 5.38 (24'1" x 17'7")

The beautiful parquet flooring continues to run through to the dual-aspect lounge diner, with a central fireplace housing a gas fire having a wood mantle, tiled surround, and a stone hearth. A useful storage cupboard sits under the stairs with a coved ceiling, double glazed windows overlook the side and the front of the property and a door leads you into the kitchen.

Kitchen

4.82 x 5.14 (15'9" x 16'10")

A sizable kitchen with tiled flooring having a range of wooden fitted units with tiled splashback, a stainless steel sink, an integrated electric cooker with a gas hob above, a built-in extractor hood and a radiator. Enough space for all your white goods and space for a large kitchen table with a large double-glazed timber framed window overlooking the side of the property and a timber door accesses the rear yard.

Landing

The carpeted stairs lead you to this spacious 'L' shaped landing with a decorative window overlooking the side of the property, a built-in cupboard houses the Worcester boiler, a hatch accesses the loft, picture rail and doors lead to all rooms.

Master Bedroom

5.56 x 2.98 (18'2" x 9'9")

Sizable double bedroom overlooking the front of the property enjoying views over Denbigh rooftops to open countryside beyond. Carpeted flooring, radiator and picture rail.

Bedroom 2

3.73 x 3.59 (12'2" x 11'9")

A good-sized double bedroom with a built-in wardrobe running the whole length of one wall with picture rail, radiator and a double-glazed window overlooking the side of the property enjoying views of Denbigh and beyond.



Bedroom 3

3.67 x 3.51 (12'0" x 11'6")

Generous double bedroom with picture rail having plenty of space for storage, radiator and a double glazed window overlooking the rear of the property.

Bathroom

2.26 x 1.92 (7'4" x 6'3")

A sizable bathroom having decorative tiled effect vinyl flooring fitted with a three-piece suit comprising a pedestal sink, full-sized bath and an enclosed shower with tray and shower curtain housing a thermostatic shower with part tiled walls and a sash window overlooking the rear of the property.

Upstairs WC

1.50 x 0.86 (4'11" x 2'9")

A separate WC with decorative tiled effect vinyl flooring, part tiled walls and a small window overlooking the side of the property.

Driveway & Garden

A long tarmac driveway with wrought iron gates, runs down the side of the property allowing parking for up to five vehicles having a raised flowerbed border. The driveway leads you to the front of the property with a lawned garden with evergreen shrubbed borders and stone steps leading you to the front door.

Rear Yard

A private and enclosed blocked paved rear yard with a large storage room and an outside WC, surrounded by stone walls with a door accessing the kitchen and an external door with a bell accessing the driveway.

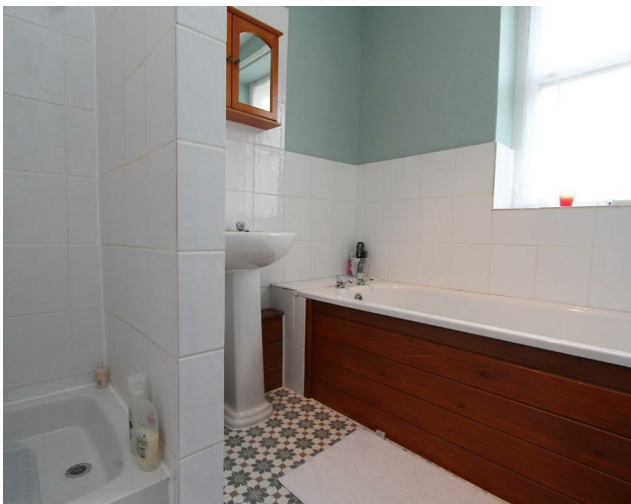
Additional Information

Part of the former gaol built around 1843 there is a walking right of way to the two properties to 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.

