



## Brookhouse Cottages, Denbigh LL16 4RE £110,000

Monopoly Buy Sell Rent are pleased to offer this quaint mid-terrace property on the bank of the river Ystrad near the market town of Denbigh. The property briefly comprises of lounge, dining room, kitchen, downstairs shower room, two bedrooms and a south-facing rear yard with a wood store. Country walks are available from your doorstep and all amenities are available in the nearby town.

The property benefits from a recently installed air source heat pump and solar panels to create an effective heating and hot water system resulting in an independent, sustainable and cost-effective energy supply.

No Onward Chain. Viewing is Highly Recommended!

- Stunning Riverside Cottage
- Fantastic Country Walks From Your Door
- Freehold Property
- Close To Local Amenities
- Double Glazed Throughout
- Council Tax Band C



## Lounge

3.98 x 3.58 (13'0" x 11'8")

A cosy lounge with laminate flooring and a homely wood-burning stove a wooden surround and a beamed ceiling.

## Dining Room

2.79 x 2.00 (9'1" x 6'6")

A tiled dining area is located between the lounge and kitchen with carpeted stairs that lead to both bedrooms with storage beneath.

## Kitchen

4.13 x 1.74 (13'6" x 5'8")

A galley kitchen with ample oak effect base and wall units with laminate worktop, tiled flooring and voids for electric cooker, slimline dishwasher and tall fridge freezer. A cupboard offers a space and plumbing for a washing machine.

## Downstairs Shower Room

3.25 x 1.24 (10'7" x 4'0")

This well-appointed shower room with a tiled floor and part tiled walls with shower tray with electric shower over, low flush WC and pedestal sink. A cupboard houses an electric water heater for use in the sink.

## Master Bedroom

3.97 x 3.61 (13'0" x 11'10")

A carpeted double room with UPVC double-glazed window overlooking the front of the property.

## Bedroom 2

2.89 x 2.07 (9'5" x 6'9")

A carpeted bedroom built into the eaves with double glazed aluminium window overlooking the rear elevation.

## Front Garden

A wooden gate leads up the pathway to the UPVC front door with a walled perimeter and lawned area.

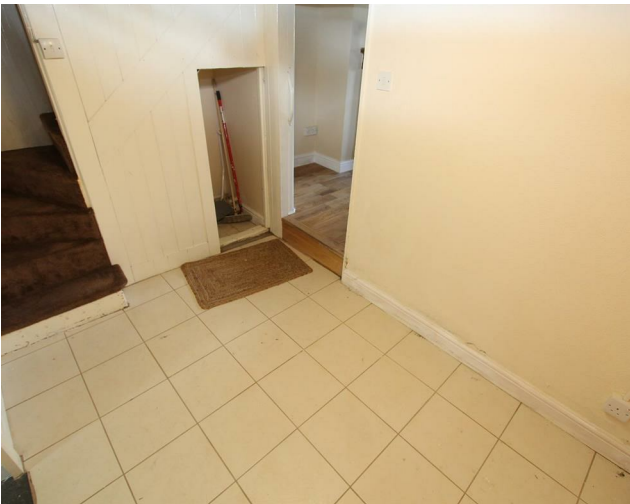
## Rear Yard

This south-facing yard with a purpose-built wood store offers a tranquil place to sit and relax after a hard day whilst listening to the river rippling by.

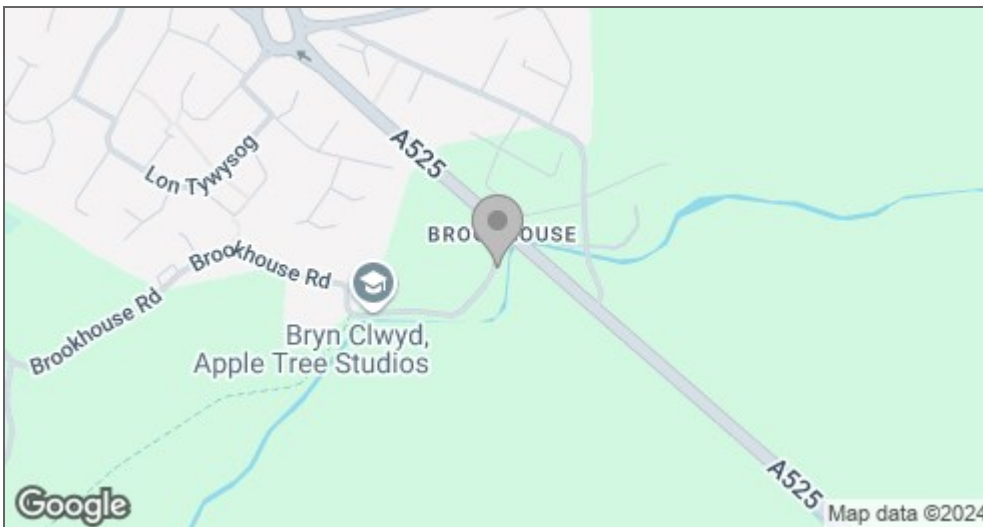
## Additional information

The property is not on a mains sewer and has a septic tank. Benefiting from a new air source heat pumps and solar panels, providing effective heating and hot water solution, and a cost-effective energy supply.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			43
(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.

