



Rhyl Road, Denbigh LL16 3DN

£149,950

Monopoly Buy Sell Rent are pleased to offer for sale this three-story mid-terraced house with four double bedrooms, a galley kitchen, high ceiling lounge and dining room with coving and decorative roses, three-piece bathroom, and an enclosed rear yard. The property is within walking distance to all local amenities with good commuter links and local bus routes on your doorstep.

Perfect Renovation Project with No Onward Chain!

- Mid-Terraced Property
- Four Double Bedrooms
- Enclosed Rear Yard
- In Need of Renovation
- Freehold Property
- Three Storey House
- Kitchen & Dining Room
- Walking Distance to All Amenities
- No Onward Chain
- Council Tax Band B



Entrance Hall

A timber front door with a transom window above open up to this high ceiling hall with wood laminate flooring, radiator, stairs lead up to the first floor and a door leads you into the lounge.

Lounge

A good-sized lounge with wood laminate flooring, a large bay window with four pane single glazed window that overlooks the front of the property with a high ceiling, coving and rose. A central brick-built fireplace with cupboard housing the consumer unit, radiator, and an open arch into the dining room.

Dining Room

The wood laminate floor runs through into the dining room with a central fireplace having brick surround, timber mantle and tiled hearth with a useful storage cupboard under stairs, four pane sash window with single glazing overlooks the rear yard and a door leads you into the kitchen.

Kitchen

A galley kitchen with base units, tiled splashbacks and stainless steel sink with space for an electric cooker, with a wall mounted Baxi boiler, two single glazed windows overlooking the rear and a timber glazed door that leads out to the rear yard.

First floor

Wooden spindle stairs lead you up to the first floor.

Bathroom

Fitted with a three-piece white suite comprising a bath, pedestal sink and WC with tiled splashbacks, radiator and a single glazed window with privacy glass.

Master Bedroom

A generous master bedroom with stripped floorboards, high ceiling with coving and a rose, closed off central fireplace and a large bay single glazed sash window overlooking the front.

Bedroom 3

A double bedroom with stripped floorboards, cupboard housing the hot water tank, radiator and a single glazed four pane window overlooking the rear of the property.

Second floor

Wooden spindle stairs lead up this floorboard landing with access to the loft via hatch and a large four pane window bringing lots of natural lights.

Bedroom 2

A large double bedroom with wood effect laminate flooring, painted closed-off fireplace, radiator and a four pane window overlooking the front of the property.

Bedroom 4

A double bedroom with stripped floorboards, built-in wardrobe, blocked fireplace, radiator, and a four-pane single glazed timber window overlooking the rear enjoying views over roof tops towards the Clwydian Range.

Front of Property

Iron gate with railings open to this enclosed concrete front yard.

Rear yard

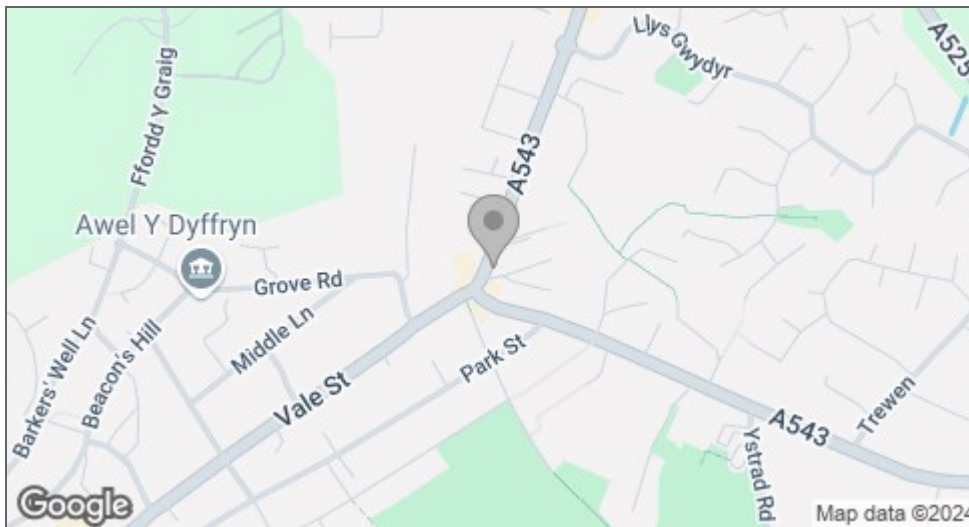
An enclosed rear yard with stone chippings and the old coal bunker with a timber gate giving access to the shared alleyway beyond.











Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(54-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
50	
England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

