



## Love Lane, Denbigh LL16 3LT

### £139,950

Monopoly Buy Sell Rent are pleased to offer this recently renovated 2-bedroom property located in the heart of the market town of Denbigh. The current owners have completed extensive work on the property including a brand-new kitchen, bathroom, plastering and brand-new flooring throughout and vertical blinds. The work has been completed to a good standard and is very near completion. Located near the town centre with amenities nearby, the property offers a perfect first step onto the property ladder for any first-time buyers and an excellent investment opportunity for any landlord.

VIEWING AVAILABLE BY APPOINTMENT

- Newly Renovated 2 Bedroom Property
- Town Centre Location
- Freehold Property
- No Onward Chain
- 2 Double Bedrooms
- Ideal First Property or Buy To Let
- Council Tax Band B



## Porch

A composite door leads into the porch with carpeted flooring and further door with privacy panel leads to the hallway.

## Hallway

The carpeted flooring leads through with doors leading to the lounge and dining room and stairs leading up to 1st floor.

## Lounge

Carpeted lounge with feature fireplace with real fire and tiled hearth. A bay window overlooks the front of the property, with UPVC double-glazed windows and an opening leading through to the dining room.

## Dining Room

The dining room offers a good, wonderful second reception with an original slate floor and a UPVC double-glazed window overlooking the rear garden. The room also offers a former fireplace with mains gas pipe, which has now been closed off with a brick-built surround, and doors leading through to the kitchen and hallway.

## Kitchen

The newly fitted kitchen offers integrated appliances, including a fridge, single oven, electric hob and extractor with a void and plumbing for a washing machine. There is ample storage throughout the kitchen with a combi boiler located in the cupboard near the double-glazed window. There is a UPVC door leading to the rear garden with a stainless steel sink and drainer in addition to the laminate worktops.

## Landing

A carpeted landing with a skylight to brighten the space and doors leading to both bedrooms and family bathroom.

## Master Bedroom

Large master bedroom overlooking the front of the property with space for an array of bedroom furniture in addition to a double-glazed UPVC window overlooking the front elevation.

## Bedroom 2

A second double room with carpeted flooring throughout. A UPVC double-glazed window overlooks the rear of the property with electrical points throughout.

## Family Bathroom

The well-appointed family bathroom boasts a four-piece bathroom suite with free free-standing bath, sink with vanity unit beneath low flush WC in addition to the double shower cubicle with a thermostatic shower. The room has vinyl flooring throughout with a wall-mounted chrome laddered radiator and shower panels covering all wall surfaces.

## Front Of Property

The property is slightly set back from the road with space for bin storage and a step leading into the property.

## Rear Garden

The enclosed rear yard with concrete surface offers a private outside space with an impressive large rock face above and a gate leading to the right away across the rear of adjoining property with ample space to sit out in the summer sun.

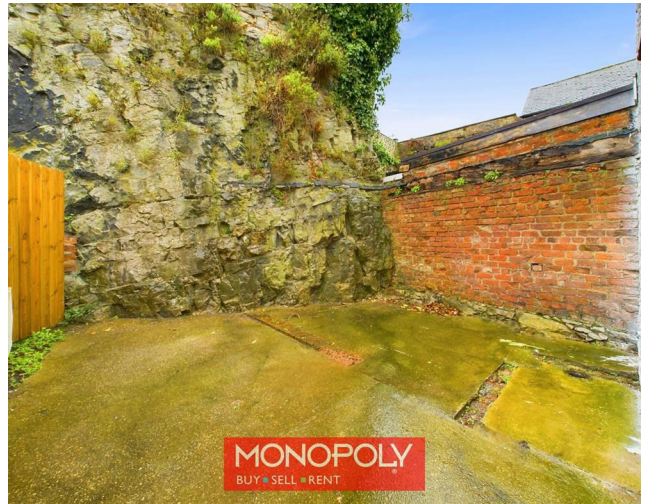


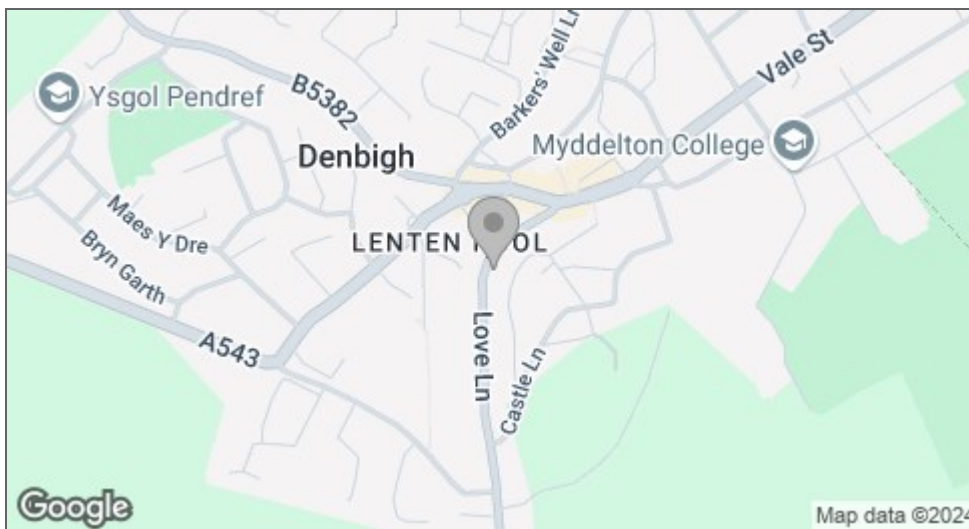












| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 88        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (54-68) D   |  | 68                      |           |
| (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.

