



Beacons Hill, Denbigh LL16 3UD

£129,950

Monopoly Buy Sell Rent are delighted to offer for sale this characterful Grade II listed 2-bedroom cottage which is an ideal investment opportunity for either a first-time buyer or as a buy to let. This charming cottage has retained some original features and briefly comprises a cosy lounge, modern fitted kitchen, two bedrooms and a three-piece bathroom, an enclosed two-tier rear garden with a garden room, cellar, and outhouse. The property also benefits from gas central heating. Early internal inspection of this lovely home is highly recommended.

- Characterful Grade II Listed Cottage
- 2 Bedrooms & Bathroom
- Garden Room, Cellar & Outhouse
- Council Tax Band B
- Charming Lounge & Fitted Kitchen
- Two Tiered Garden to Rear
- Tenure - Freehold
- Ideal for First Time Buyer or Investment



Lounge

A light green timber front door leads you into this good-sized carpeted lounge with a central brick-built fireplace with wooden surround and slate hearth. Turned carpeted stairs lead you up to the first floor with space to hang your coats and shelves to store your belongings, with a tall vertical radiator, useful built-in storage cupboard, a sash timber single glazed window with deep sill overlooks the front of the property and a doorway leads you through into the kitchen.

Kitchen

A country style galley kitchen fitted with a range of high gloss cream-coloured units with wood effect worktops, stainless steel sink with mixer tap, tiled splashbacks and space for gas / electric cooker also space for a fridge freezer. A central brick-built feature fireplace with wood effect laminate flooring, vertical radiator, wall mounted Ideal boiler, beams on the ceiling and a glazed door leading you out to the rear garden.

Landing

A carpeted landing with doors leading you to all rooms with a high ceiling and access to the attic.

Master Bedroom

A good-sized double bedroom with varnished floorboards, high ceiling with fan light, radiator, steps lead you up to the walk-in wardrobe having lights, a charming closed fireplace and a single glazed sash window overlooking the front of the property.

Bedroom 2

A single bedroom with exposed floorboards, high ceiling, radiator, and a uPVC double glazed window with a deep sill enjoying views of the rear garden.

Bathroom

Fitted with a three-piece suite comprising wall mounted corner sink, slim low flush WC, bath with

mixer bath shower tap, tiled walls with fitted mirrors, lights and extractor fan, feature glass blocks bringing in natural lights, tiled effect vinyl floor and a radiator.

Garden Room and Cellar

The garden room is brick built with a polycarbonate roof, currently used as a utility room and a gym with timber barn doors, fitted with a range of wood effect units having worktops and plumbing for washing machine, power and lights with an electric heater and an opening lead you into the cellar. You step down into the cellar with inset spotlights, vertical radiator, stone walls, fireplace, and a small uPVC window.

Rear Garden

A delightful two-tiered rear garden with a garden room and an outhouse. The top tier is mostly stone paved with slate chipped areas having a Belfast sink with a water tap, bounded by stone walling with steps leading down to the lower tier which is all lawn bounded by box hedging.









