



## Ty Coch Street, Denbigh LL16 5BB

**£179,950**

Monopoly Buy Sell Rent are delighted to offer for sale this lovely double fronted cottage in the picturesque village of Hellan. Just a short drive from Denbigh Town and all its amenities. The property is offered for sale the added advantage of having 'No Chain' involved. Pen Y Bryn cottage is light and bright with offers lots of character and ideal for a first-time buyer. There is a lounge with feature exposed stone fireplace and log burner, a separate dining room with a feature fireplace and log burner, small fitted kitchen, two bedrooms and an impressive bathroom. The property also benefits from LPG central heating and double glazing throughout. This is a little gem of a house and viewing is highly recommended.

- Charming 2 Bedroom Cottage
- Lounge with Inglenook Fireplace
- Fitted Kitchen
- Rear Yard Area
- Tenure - Freehold
- Picturesque Village Location
- Dining room with Fireplace
- Lovely Bathroom
- No Chain Involved
- Council Tax Band C



## Hallway

4.036 x 1.397 (13'2" x 4'6")

A composite front door with small frosted leaded light double glazed panel leads you into the reception hall where there is a traditional style radiator, wood effect laminate floor covering, traditional style radiator, two built in storage cupboards, coat hanging hooks with storage shelf above, uPVC double glazed window looking into the rear yard and a door leads you into the lounge.

## Living Room

3.770 x 3.572 (12'4" x 11'8")

A lovely cosy lounge with a uPVC double glazed window overlooking the front, double radiator below, tiled floor, two wall lights and a feature exposed stone wall incorporating an inglenook fireplace with log burner and stone hearth.

## Dining Room

3.686 x 3.224 (12'1" x 10'6")

A bright room with a uPVC double glazed window overlooking the front, double radiator, a feature fireplace and an oak mantel and tiled inner surround, tiled floor, open under the stairs and open through to the kitchen.

## Kitchen

3.647 x 1.673 (11'11" x 5'5")

A small kitchen but very functional and bright. There is a uPVC double glazed door and two uPVC double glazed windows rear aspect, range of wall and base units with contrasting work surfaces and tiled splashback, inset single bowl single drainer white ceramic sink unit with mixer taps, inset electric hob with fitted extractor fan above, built in electric oven and grill below, integrated fridge freezer, space and plumbing for a washing machine and there is also a double radiator and a tiled floor.

## Landing

From the dining room there is a carpeted spindled

staircase which leads you upto the first floor landing, where there is a uPVC double glazed window overlooking the rear, wall mounted light, an exposed stone wall, a traditional style radiator, exposed floorboards and doors lead you into the bedrooms and bathroom.

## Master Bedroom

3.806 x 3.520 (12'5" x 11'6")

Superb bright room with a high ceiling. There is a low uPVC double glazed window overlooking the front, a feature exposed stone wall, exposed floorboards and a radiator.

## Bedroom 2

2.691 x 2.332 (8'9" x 7'7")

Another bright room with a low uPVC double glazed window overlooking the front, carpeted floor covering, a built in storage cupboard, a double radiator and access to the loft space.

## Bathroom

2.425 x 1.456 (7'11" x 4'9")

The bathroom is full of character and has a frosted uPVC double glazed window front aspect and a matching suite in white comprising of panel enclosed bath with mixer taps and shower attachment, low level WC, vanity unit incorporating wash hand basin with mixer taps, full tiling to the area around the bath and basin and paneling to half of one wall. There is also a wall mounted vanity cupboard with mirrored doors, a traditional style radiator incorporating a towel rail and a vinyl floor covering.

## Outside

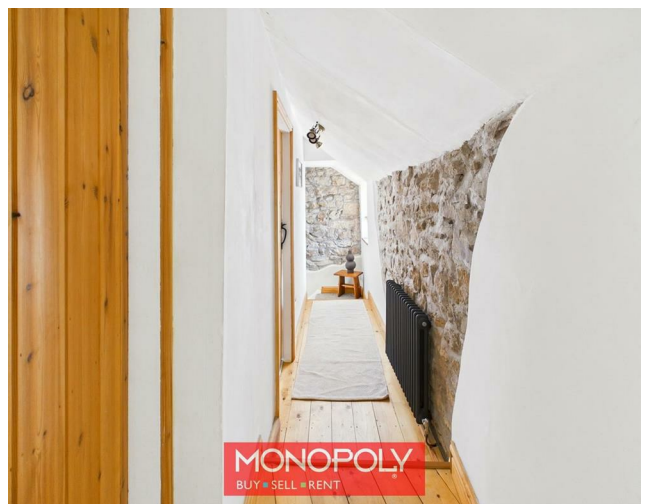
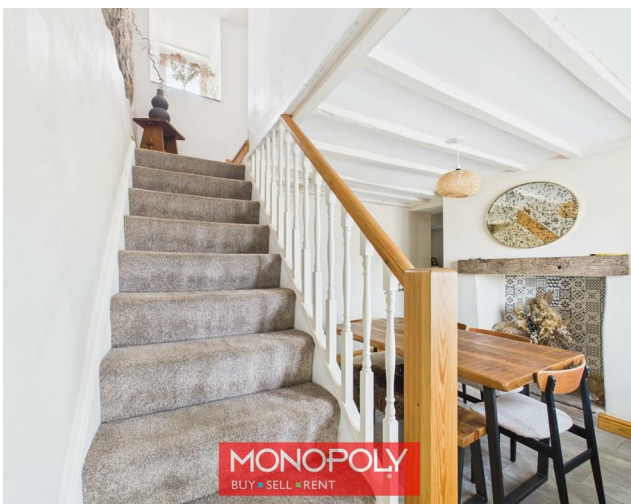
Pen Y Bryn cottage is street fronted with a wall mounted courtesy lantern over the front door and a small stone paved courtyard at the rear which enjoys a sunny position.



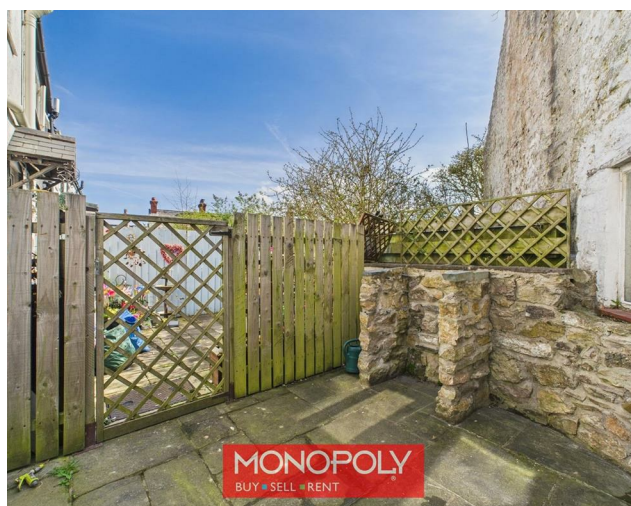
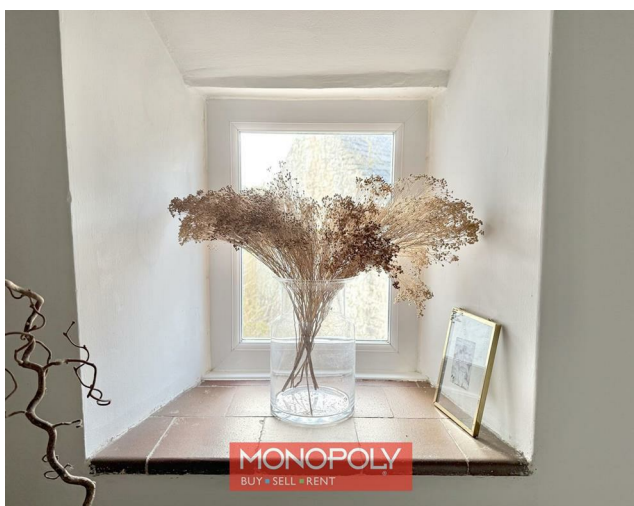


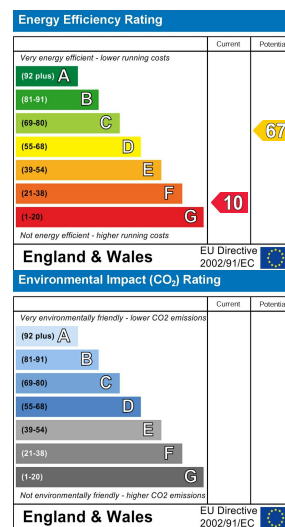
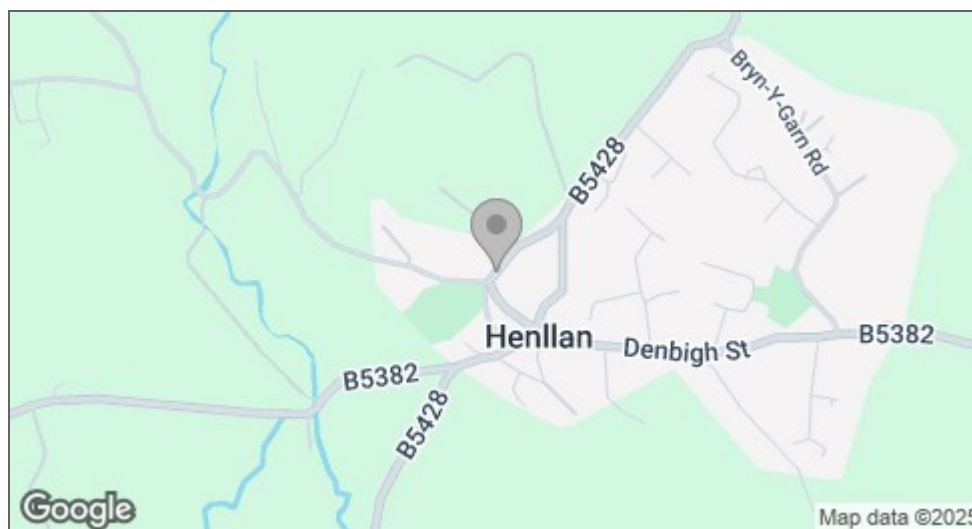












#### MONEY LAUNDERING REGULATIONS 2003

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.

