



## Henllan Street, Denbigh LL16 3PF

**£129,950**

Monopoly Buy Sell Rent is pleased to offer for sale this deceptively spacious two-bedroom end-terraced house located within walking distance of all local amenities, the property benefits from gas central heating and uPVC double-glazed windows throughout. This modern and neutrally decorated property comprises a good-sized lounge with wall-mounted electric fire, a modern fitted kitchen diner, a generous double bedroom, a single bedroom, and a contemporary three-piece family bathroom with a large south-westerly facing rear garden having a patio and a lawn area. With its convenient location and practical layout, this home offers excellent potential for either first-time buyers or as an investment opportunity.

- Two Bedroom End Terraced House
- Modern Neutral Decor Throughout
- Ideal First Time Buy
- Freehold Property
- Walking Distance to All Local Amenities
- Good Sized Southwest Facing Garden
- Investment Opportunity
- Council Tax Band B



## Lounge

A double-glazed front door leads you into this good-sized lounge with wood laminate flooring, and a double-glazed window overlooking the front of the property, allowing natural light to include a feature wall-mounted electric fire, a vertical black radiator, a box housing the gas meter, a useful storage cupboard under the stairs, stairs lead you upstairs and an opening to the kitchen diner.

## Kitchen Diner

A spacious kitchen diner fitted with a range high-gloss cream units with marble-effect laminate worktops and a composite black sink with a black mixer tap, integrated electric oven with an induction hob and modern extractor fan above with spaces for a tall fridge freezer, washing machine, and a tumble dryer. Enough space for a dining table with downlights, and a wall-mounted Glow-worm boiler with herringbone wood-effect vinyl flooring and a double-glazed window overlooking the rear of the property with an external glazed door opening out to the rear garden.

## Landing

Carpeted landing with steps up either side leading to all rooms, and features oak veneer doors to each room.

## Master Bedroom

A generous double bedroom with carpeted flooring, ample space for wardrobes and cupboards with a newly fitted radiator and a double-glazed window overlooking the front of the property.

## Bedroom 2

The single bedroom has carpeted flooring, space for storage cupboards, and a double-glazed window to the rear, providing plenty of natural light.

## Bathroom

A modern bathroom fitted with a three-piece suite to include a bath with a thermostatic shower and shower screen, a WC unit and a vanity unit with sink above having vinyl flooring, a tall anthracite radiator, storage cupboard behind the door, part PVC wall panelling and a privacy-glazed uPVC window overlooking the rear of the property.

## Rear Garden

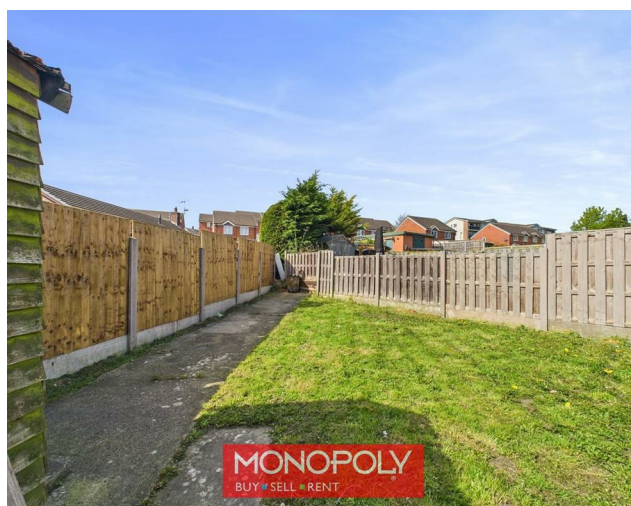
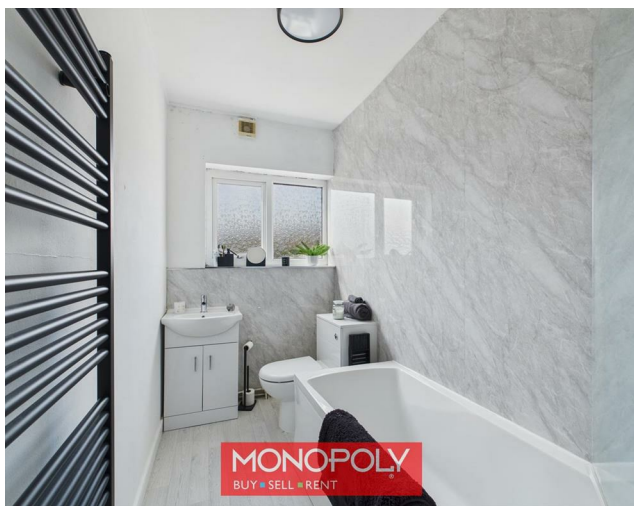
A private and enclosed southwest-facing rear garden featuring a concrete patio area, a lawn area and a timber shed with a timber gate providing access, all surrounded by a panelled fencing and stone wall.



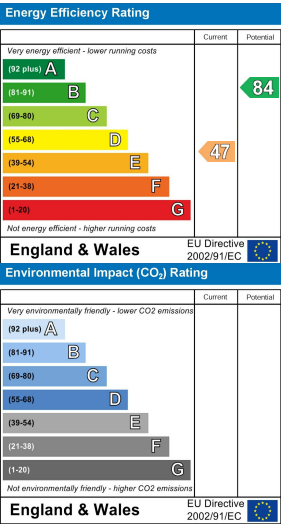
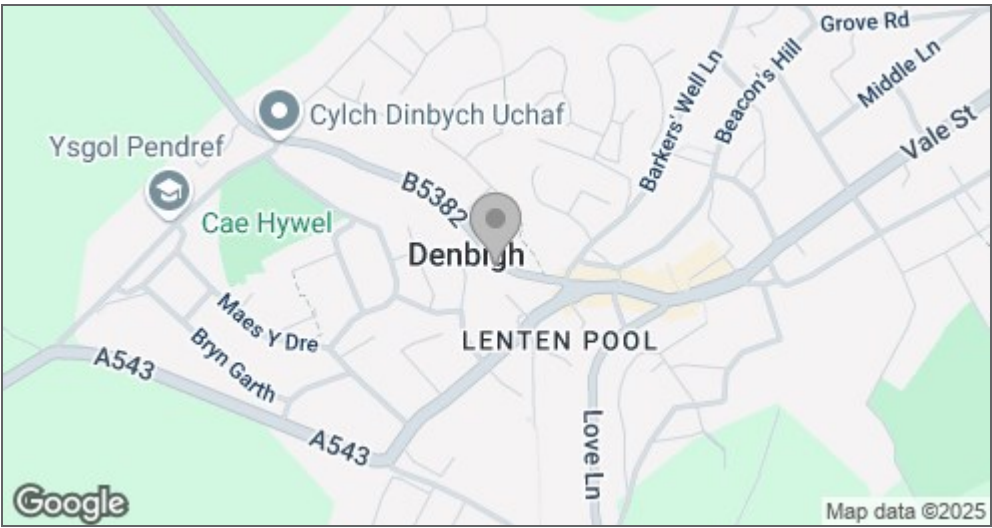
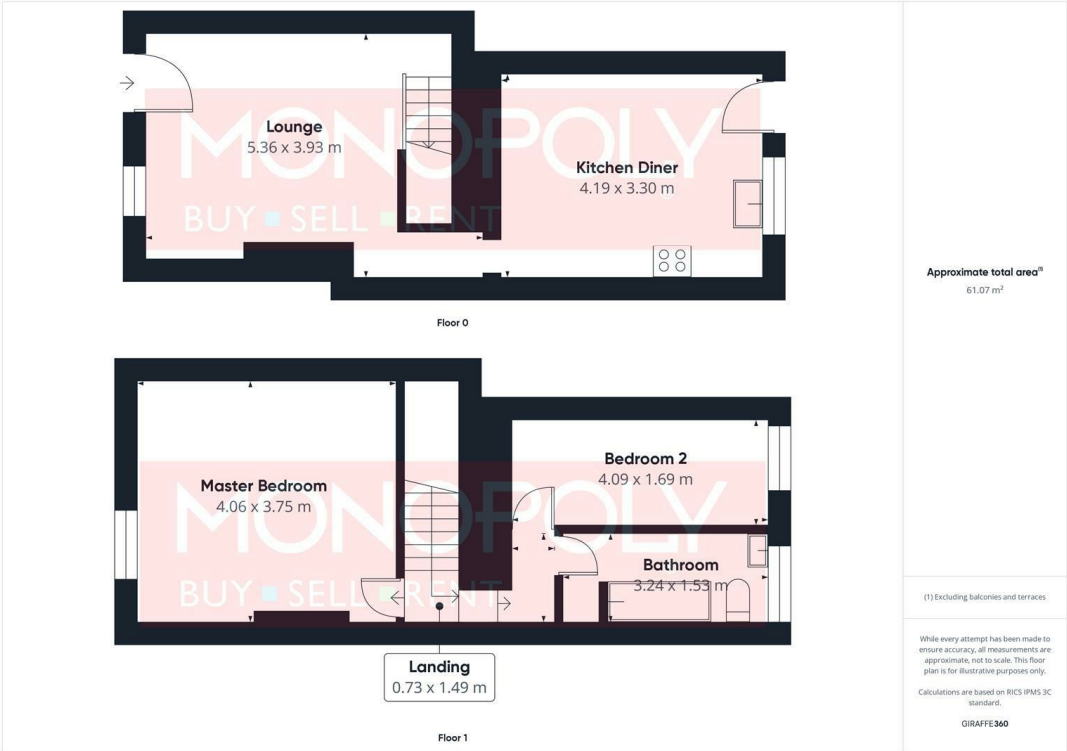












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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

