



Love Lane, Denbigh LL16 3LU

£145,000

Monopoly Buy Sell Rent is pleased to offer for sale this charming and traditional two double-bedroom semi-detached property enjoying an elevated yet tucked-away and private setting just off Love Lane. Beautifully presented throughout, the property offers a spacious entrance hall, a modern kitchen, a lounge with a multi-fuel burner, a further reception room, useful rear porch, and a convenient ground-floor utility room with an adjoining WC. Upstairs, the first-floor landing leads to two double bedrooms and a recently renovated four-piece bathroom. Outside, the front and rear gardens are bursting with colourful, mature borders, creating a vibrant and welcoming outdoor space. Situated in the historic market town of Denbigh, the property is within walking distance of local amenities and benefits from excellent road and bus links. VIEWING A MUST!

- Traditional Semi-Detached
- Elevated and Private Setting
- Mature Spacious Gardens
- Freehold Property
- Two Double Bedrooms
- Newly Fitted Bathroom
- Walking Distance of All Amenities
- Council Tax Band C



Hallway

A uPVC front door opens into this traditional style hallway with a recessed foot mat area having laminate wood floor, picture rail, radiator, single glazed window adorned with coloured glass offering a view of the front garden with stairs leading up and doors to the kitchen and lounge.

Kitchen

The kitchen is fitted with a stylish cream range of units complemented by wood block effect worktops and tiled splashbacks having a gas hob, electric oven, integrated dishwasher, and a dark composite sink beneath a double-glazed window overlooking the side of the property. A stainless-steel extractor fan sits above the hob, and there's a useful storage cupboard under the stairs. An opening leads you into the utility room, and a door leads you into the rear porch, all illuminated by modern spotlights and finished with easy-care vinyl flooring.

Utility Room

Useful room with practical vinyl flooring and part-tiled walls, offering space for a washing machine, dryer, and a tall fridge freezer. It's well-lit with spotlights and includes a sleek chrome towel rail for added convenience. A concertina door provides access to the adjoining WC.

Downstairs WC

Fitted with vinyl flooring and features a low flush toilet, a vanity unit with sink, downlights for a modern touch, and a built-in cupboard housing the gas combi boiler.

Back Porch

A useful porch with red tiled flooring, a single glazed side window, practical shelving, lighting, and a timber external door, as well as a charming 1930s-style timber door with privacy glazing leading you into the kitchen.

Lounge

A cozy, carpeted lounge with a central feature fireplace housing a multi-fuel burner complete with a timber mantle, slate tiled hearth, and a brick surround. A picture rail adds character to the room, with a radiator and a single-glazed window overlooking the rear garden and filling the space with natural light.

Living Room

A charming living room with carpeted flooring, picture rail adds a touch of traditional charm with a radiator and a large, feature single glazed eight-pane window with a central sash, allowing plenty of natural light to pour in from the front.

Landing

Carpeted stairs lead to this high ceiling landing with 1930s-style doors leading to all rooms and a hatch provides access to the loft with a single glazed sash window overlooking the side of the property bringing in natural light.



Master Bedroom

A generous double bedroom with carpeted flooring, a decorative cast iron fireplace with a tiled hearth adds character, complemented by a classic picture rail with a built-in wardrobe and a handy storage cupboard over the stairs, a radiator, and a double-glazed timber-framed eight-pane window overlooking the front of the property enjoying views of Denbigh rooftops and the open countryside beyond.

Bedroom 2

The rear double bedroom is carpeted and features a painted fireplace, picture rail, radiator, and a timber sash single glazed window overlooking the back of the property.

Bathroom

The newly fitted bathroom boasts a stylish four-piece suite, including a large vanity unit with sink, a freestanding roll-top bath with elegant claw feet and a central mixer tap with shower head, a low flush WC, and a corner shower unit with a thermostatic shower and dual shower heads. Part tiled walls and tile-effect flooring with an anthracite grey heated towel rail, extractor fan and a single glazed sash window overlooking the rear.

Externally

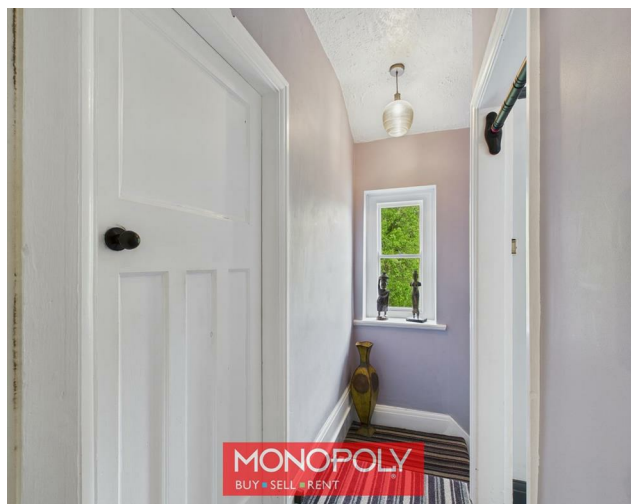
Outside, a gated entrance leads you to tarmac and concrete steps having a handrail, guiding you down to the front door. The approach is framed by mature, colourful borders, with stone walling on one side and panelled fencing on the other. A slate path with stepping slabs leads to the lower tier, where you'll find a charming patio area with a mature tree and well-established borders. Additional features include a timber shed, an original Anderson shelter, and a useful storage area.

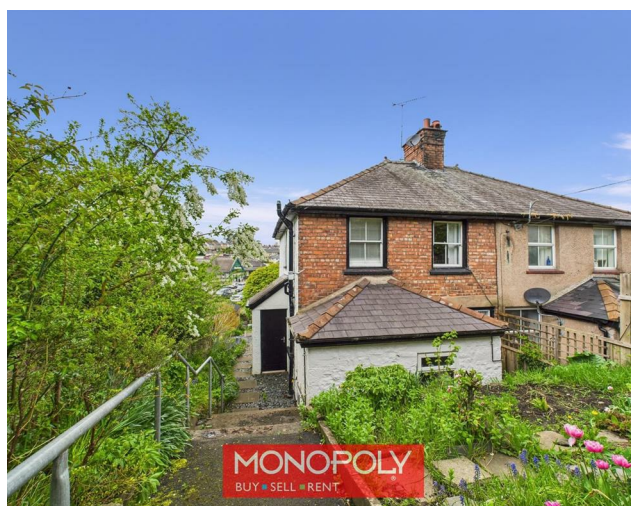
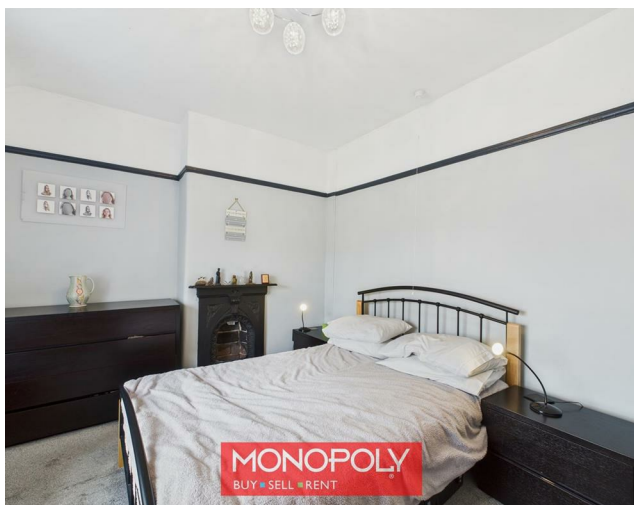
Additional Information

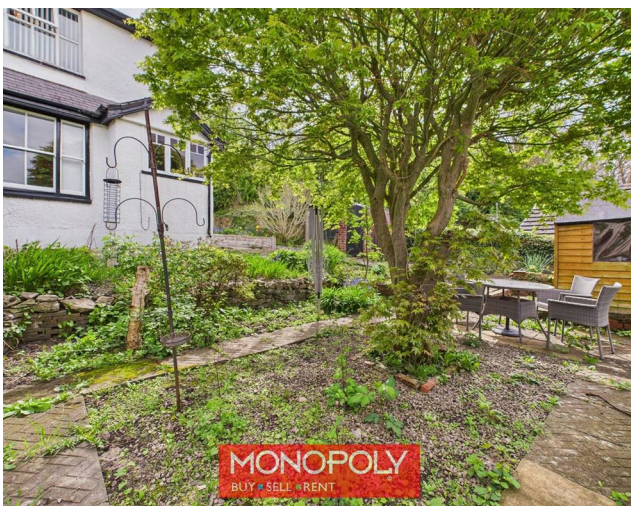
Access to the property is via a right of way over the neighbouring driveway, with on-street parking available nearby through an annual parking permit issued by the local council.

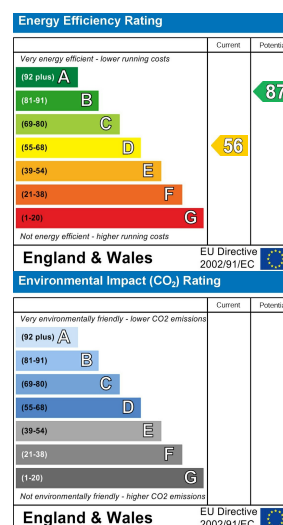
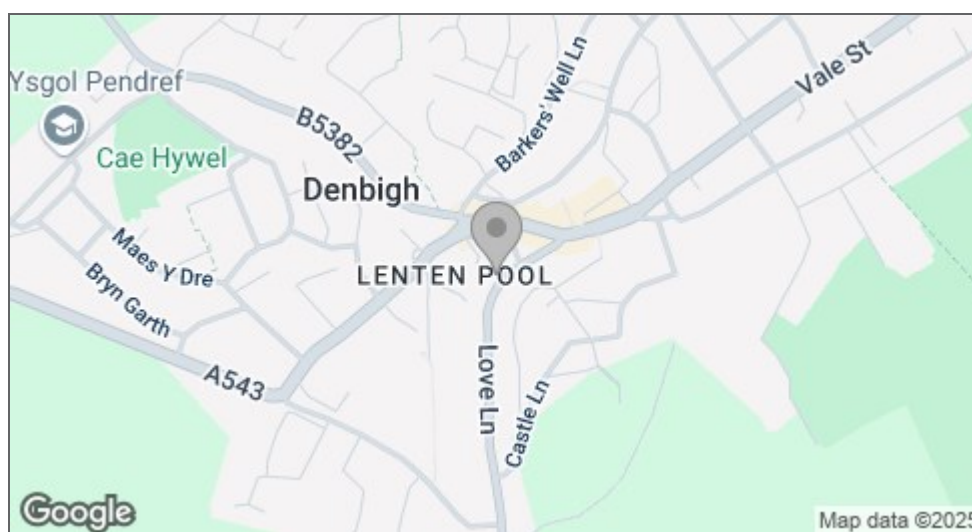












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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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.

