



Bryn Stanley, Denbigh LL16 3NT

£120,000

Monopoly Buy Sell Rent are pleased to offer the two bedroom, formerly 3 bedroom property located in the popular Bryn Stanley development. The property occupies a prominent corner plot with striking views over the town. Offering a fantastic opportunity to first time buyers and landlords to step on the property ladder, this could be brought back to its former glory with the possibility to return it to a three bedroom property and relocated the bathroom to its former location.

A Fantastic Location, A Must View In The Price Bracket.

- Popular 2 or 3 Bedroom Property
- Country Walks From Your Doorstep
- Close To Excellent Schools
- Council Tax Band B
- Close To Local Amenities
- Striking Views Of The Town
- No Onward Chain
- EPC Rating D



Side Porch

A UPVC door leads into the side porch with space for coats and shoes and door leading through to inner hallway and rear porch.

Inner Hall

The hall has vinyl flooring with doors leading to utility, rear porch, kitchen and lounge. Some storage is available under the stairs with gas meter and electrical consumer unit.

Kitchen

A fitted kitchen with void for gas or electric cooker, tall fridge freezer and undercounter fridge with UPVC window overlooking rear garden. The kitchen units are beige in colour with laminate worktops.

Lounge

A carpeted lounge with UPVC bay window to the front and UPVC window overlooking side elevation a brick built fireplace with gas fire insert and doors leading to inner hallway and porch.

Rear Porch

The rear porch of the property has concrete flooring and houses a wall mounted ideal boiler with electrical points and a UPVC door leading to rear garden.

Utility Room

The former bathroom has been altered to create a utility room with points for a washing machine and dryer as well as stainless steel sink with drainer. UPVC windows with privacy glass overlook the rear garden.

Landing

A carpeted landing with doors leading to both bedrooms and family bathroom with former airing cupboard offering additional storage.

Master Bedroom

The large carpeted double room with UPVC window

overlooking rear elevation offering a large storage cupboard in the eaves for additional storage.

Bedroom 2

A carpeted room with large UPVC window overlooking rear elevation and small UPVC window overlooking views of Denbigh town centre.

Bathroom

A well appointed four piece bathroom with UPVC window overlooking rear elevation with full size bath, low flush WC, pedestal sink and single shower cubicle with electric shower. The walls are part tiled with vinyl flooring and loft access via hatch.

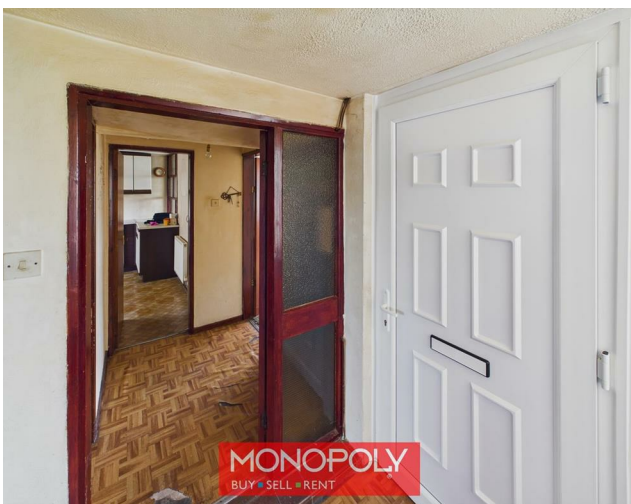
Front Garden

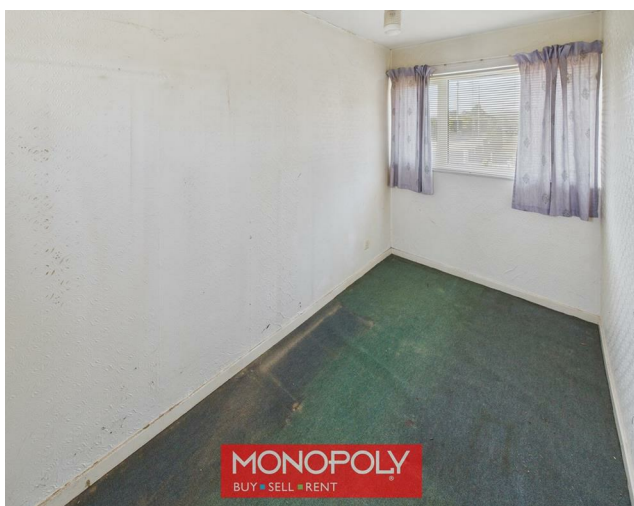
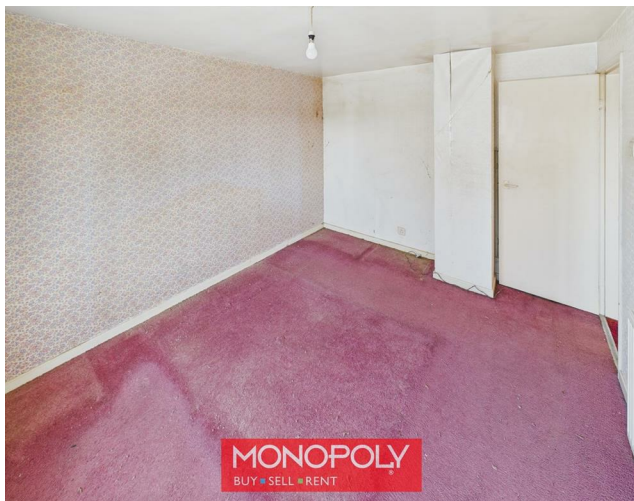
The property occupies a corner plot with large wraparound front garden and path leading to front and side door.

Rear Garden

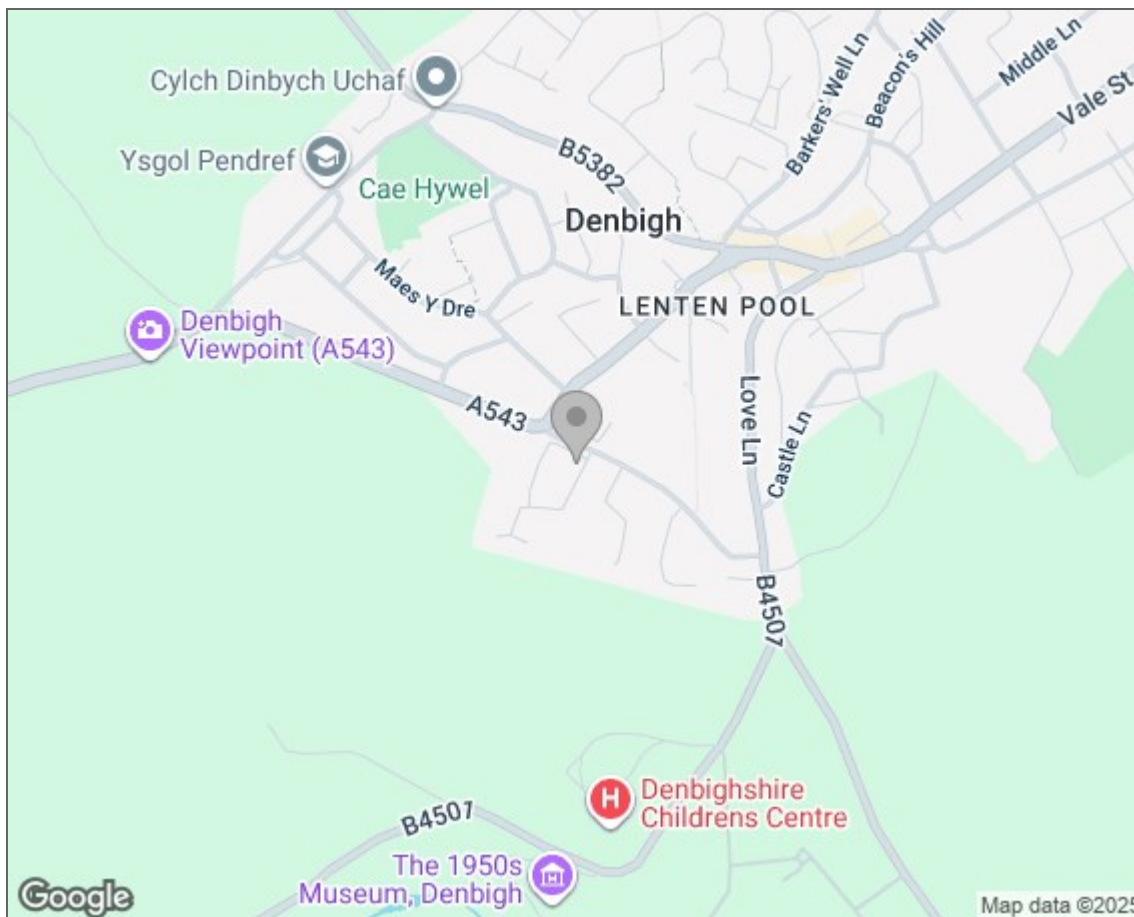
The enclosed rear garden has a block built shed with tin roof with pedestrian entrance and glazed timber window, a small lawned area and a former summer house/greenhouse which is in need of attention.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		59	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ 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.

