



## St. Hilarys Terrace, Denbigh LL16 3NG

**£129,950**

Monopoly Buy Sell Rent are pleased to offer for sale this charming two-bedroom, one-bathroom, mid-terraced property located in the heart of Denbigh. The property offers a surprisingly spacious Kitchen Diner with a bright lounge perfect for everyday living and hosting alike. Ideally positioned just a short walk from the town centre and a stone's throw from Denbigh Castle, this home combines both comfort and convenience.

An excellent choice for first-time buyers, young families, or investors alike.

- Two Bedroom Mid Terraced House
- Large Kitchen Diner
- Stones Throw From Denbigh Castle
- Walking Distance to Town centre
- Council Tax Band; B
- Freehold



## Lounge

4.24 x 3.37 (13'10" x 11'0")

This inviting lounge blends practicality with warm, understated style. Vinyl wood-effect flooring adds a natural feel underfoot, complemented by a simple wooden mantle that lends a cozy focal point. Low wall shelving and clever built-in storage beneath the stairs maximize space without clutter, while a radiator ensures year-round comfort. The room is completed by practical coat hooks and the property's charming wooden front door, adding character and a welcoming touch.

## Kitchen

4.25 x 3.41 (13'11" x 11'2")

The kitchen diner features wood-effect vinyl flooring and classic white cabinets paired with wood block-style countertops, creating a warm and functional space. A brick alcove adds character, while the layout includes space for an oven with an overhead hood, along with room for a freezer and washer/dryer beneath the counters. An integrated dishwasher is also included, and a radiator keeps the area comfortable. The combi boiler is neatly positioned within the space for convenience.

## Landing

1.77 x 0.77 (5'9" x 2'6")

The landing offers a warm, traditional feel with wooden panelling along the walls and matching internal doors leading to the bedrooms and airing cupboard. Carpeted stairs rise with a wooden handrail for support, and an access hatch to the loft is neatly positioned above.

## Master Bedroom

4.25 x 2.81 (13'11" x 9'2")

The carpeted master bedroom is a comfortable and bright space, featuring a double-glazed window overlooking the front of the property. A radiator provides warmth, while a curtain rail is fitted above the window. The room includes a wooden panelled door and a matching paneled shelf for added character and practicality.

## Bedroom 2

2.43 x 3.44 (7'11" x 11'3")

This carpeted double bedroom offers a cosy and inviting atmosphere, with a sash window overlooking the garden that brings in natural light. A radiator ensures warmth, and a wooden panelled door adds a touch of traditional charm.

## Bathroom

1.78 x 2.52 (5'10" x 8'3")

This bathroom combines classic style with practical features, featuring wooden floorboards and a sash frosted window that brings in natural light while maintaining privacy. A bath with an overhead shower and glass panel offers versatile use, while the toilet and sink are complemented by a mirror and a small cupboard above for convenient storage.

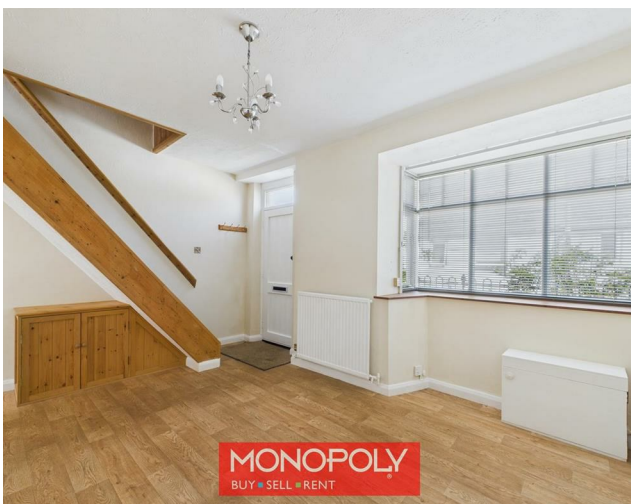
## Garden



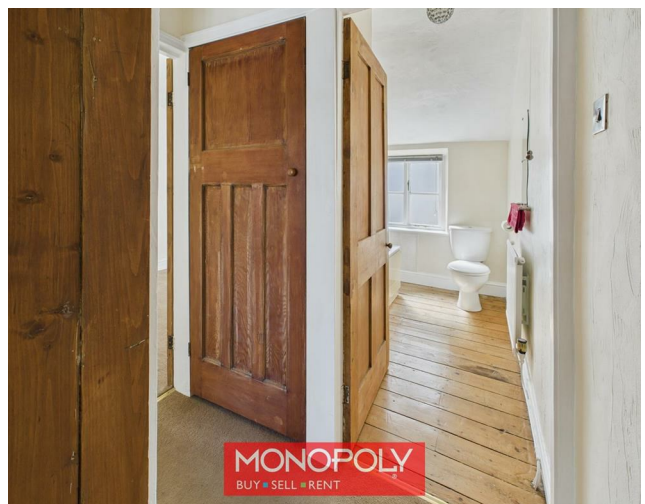
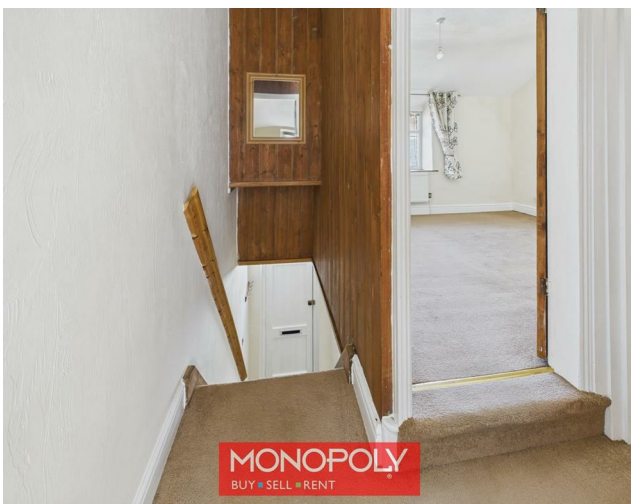


The garden is a secure and functional outdoor space with a concrete floor and surrounding brick walls. A tall wooden gate provides access to a rear path, while a metal shed offers useful storage. An external wooden door with glass panels connects the garden to the kitchen, adding convenience and natural light.







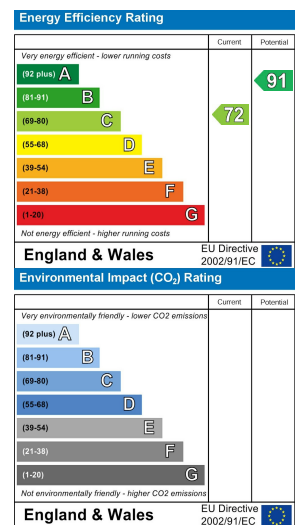












intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

The 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.

