



Lon Llewelyn, Denbigh LL16 3RW

£180,000

Monopoly Buy Sell Rent is delighted to offer for sale this well-maintained, semi-detached ex-local authority home, proudly owned and lived in by the same family since its construction. Set in a generous plot with front and rear gardens, the property boasts a dual-aspect lounge, a practical kitchen, three bedrooms, and a first-floor bathroom with lovely views across the Vale. It benefits from useful outbuildings, an outside WC, and a former coal store, offering excellent storage solutions. With gas central heating, double glazing throughout, and a warm, cared-for atmosphere, this solid and spacious home presents a wonderful opportunity for buyers looking to modernise to their own taste.

No Onward Chain

- Spacious Semi Detached House
- Outbuilding and Old Coal Store
- Generous Gardens Front & Rear
- Council Tax Band C
- Three Bedrooms & Bathroom
- Boiler Room & Downstairs WC
- Freehold Property
- No Onward Chain



Front Porch

A decorative coloured glazed front door UPVC front door opens into this useful porch with uPVC windows and a timber privacy-glazed door leading into the hallway.

Hallway

'L'-shaped carpeted hallway with a radiator, hooks to hang your coats and space under stairs for storage. Stairs lead up to the first floor and doors lead to the lounge, kitchen and boiler room.

Lounge

A bright, dual-aspect lounge with fitted carpet and a tiled fireplace housing a gas fire point. Features include a picture rail, radiator, and double-glazed windows to the front and rear, creating a light-filled and welcoming living area.

Kitchen

Fitted with a range of wooden base and wall units, the kitchen includes a stainless steel sink, space for white goods, vinyl flooring, and tiled splashbacks. A functional and practical kitchen space with potential for modernisation.

Boiler Room

A useful storage space housing a Worcester wall-mounted boiler, with shelving, lighting, and a privacy window to the side.

Landing

A turned staircase with carpet and windows at both the top and bottom provides natural light. The landing grants access to all rooms and includes the original doors and a loft hatch.

Master Bedroom

A spacious double room with fitted double wardrobe and space for additional storage. A double-glazed window to the rear offers the same beautiful views of Denbigh and the Vale beyond.

Bedroom 2

A comfortable double bedroom enjoying spectacular views over rooftops and the Vale beyond. Includes a built-in wardrobe, radiator, original tiled fireplace, and rear-facing double-glazed window.

Bathroom

A well-appointed bathroom featuring a classic three-piece suite comprising a deep bath, WC, and pedestal sink. The walls are part tiled having a decorative border, and a privacy double-glazed window to the front. Includes a radiator and an airing cupboard housing the water tank for convenient storage.

Bedroom 3

A generously sized single room with built-in wardrobe, radiator, and double-glazed window to the front elevation.



Downstairs WC

A convenient downstairs WC situated in the rear vestibule with carpeted flooring and a privacy glazed window to the side.

Outbuilding

Brick built outhouse, used to be the old wash house, with a concrete floor, window, and a secure timber door offer practical storage or workshop space.

Old Coal Storage

A former coal store now repurposed with shelving, ideal for tool or garden storage.

Front Garden

A welcoming front garden with a wrought iron gate and steps leading up to the property, bordered by a neat lawn and well-maintained flower beds. A concrete path leads to the front door, accompanied by a handrail for ease of access. A second wrought iron gate provides access to the rear garden and brick outbuildings.

Rear Garden

A sizable lawned rear garden features concrete pathways and a patio area ideal for outdoor seating. Enjoys attractive views of Denbigh castle and the surrounding area.

Additional Information

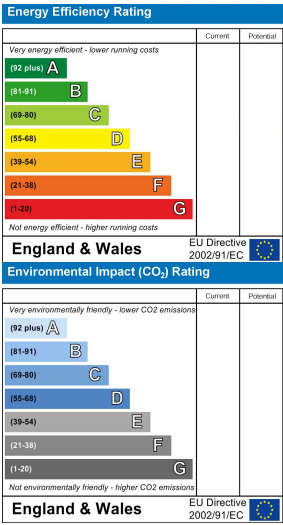
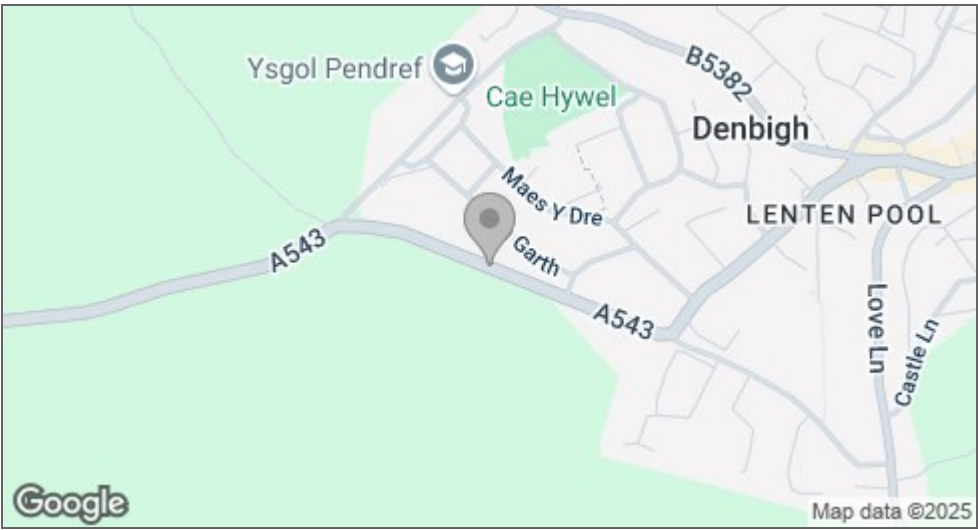
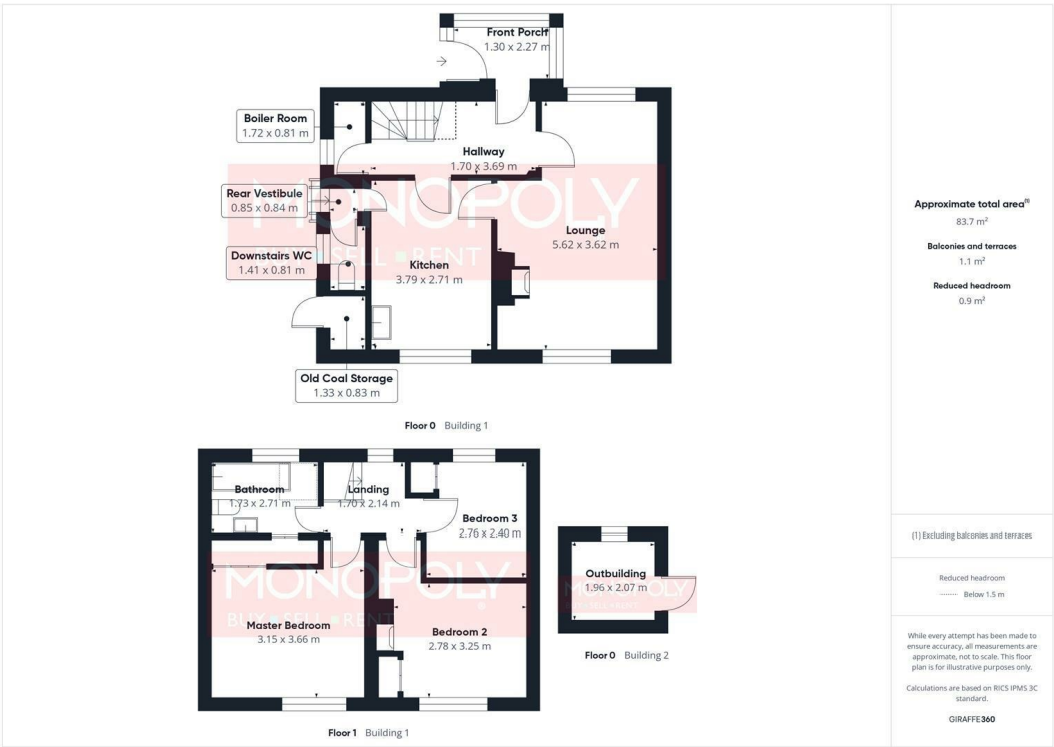
This semi-detached ex-local authority home has been proudly owned and lovingly maintained by the same family since its construction, offering a rare sense of continuity and care. The property is double-glazed throughout and benefits from cavity wall insulation and a lagged hot water tank, enhancing energy efficiency. Gas central heating provides consistent warmth, making this a comfortable and economical home.











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.

