



Vale Street, Denbigh LL16 3AP

£340,000

Monopoly Buy Sell Rent is pleased to offer this charming and character-filled period home that offers a wealth of original features across multiple spacious floors, including exposed floorboards, sash windows, Georgian tiled flooring, doors, coving, and decorative fireplaces. Thoughtfully extended and well-maintained, the property provides flexible living accommodation with up to four bedrooms, multiple reception areas, a practical kitchen and utility setup, a stylish bathroom, and an additional downstairs shower room. Highlights include a stunning conservatory, a cellar with studio potential, an attic room, and a delightful rear garden. Set over four levels, the home blends period charm with modern comforts, making it a rare and versatile find for families or those seeking ample space and character.

- Character Period Property with Original Features
- Conservatory and Charming Long Rear Garden
- Stylish Bathroom plus Downstairs Shower Room
- Single Garage; Centrally Located to Local Amenities
- Four Bedrooms and Multiple Reception Rooms
- Cellar with Studio Potential and Attic Room
- Over 4 Levels with Period Charm & Modern Comfort
- Freehold Property; Council Tax Band C



Ground Floor

Vestibule

The original green painted front door with stunning handmade stained glass opens into this useful vestibule having space to hang your coats with a dado rail, original Victorian tiled flooring and a decorative stained-glass door leading you into the hallway.

Hallway

Retaining stunning period features, the hallway includes Victorian tiled flooring, stained-glass windows, decorative coving, two radiators, and a spindled staircase leading you up to the first floor. Doors lead into the living room and dining room and a doorway and steps lead conveniently down to the rear of the property.

Drawing Room

This elegant sitting room boasts Victorian coving, a picture rail, exposed floorboards, a stunning marble fireplace with an open fire, a radiator, and single glazed bay window overlooking the front of the property.

Dining Room

A formal dining room with decorative built-in wooden storage cupboards in the alcove, picture rails, coved ceilings, carpeted flooring, a radiator, and French doors that open to the rear garden.

Breakfast Room

A bright and characterful room with a red brick inglenook fireplace with a timber mantle, houses the gas fire with useful ceiling maiden above, side-facing 18-pane window, space for dining table with a decorative interior window with a shelf underneath, and a door through to the kitchen.

Kitchen

Extended in the 80's this light and bright kitchen is fitted with a range of cream units having a breakfast bar, woodblock worktops, a stainless steel double sink with drainer, Kenwood gas hob and electric oven, Samsung American style fridge-freezer, and space for a dishwasher, pull-out ladder cupboard, plinth heaters and cupboard lighting. Tiled effect vinyl flooring, two Velux windows brings in natural light and two 12-pane windows overlook the side of the property with a door leading you into the rear hall.

Rear Hall

Useful space with vinyl tiled-effect flooring, hooks to hang your coat, external door with cat flap and access to the utility room, downstairs WC, and an open archway to the conservatory.

Utility Room

A practical space with a Belfast sink, tiled splashbacks, laminate worktop, shelving, tiled flooring, and plumbing for a washing machine.

Shower Room

With fully tiled walls, this convenient downstairs suite includes a corner shower unit, wall-mounted sink, WC, shaving point, privacy window, and radiator.



Conservatory

A lovely additional living space with red brick walls, uPVC lean-to construction with French doors to the rear garden, shelving, wall light, two radiators, and tiled flooring,

First Floor

First Floor Landing

Spindled staircase with stair runner and wooden bannister leads you to this landing with a sash window having secondary glazing, and a radiator, creating an elegant transition between rooms.

Bathroom

A luxurious bathroom that features a freestanding bath with a showerhead mixer tap, a corner shower unit with PVC panels, a large vanity unit with sink and a wall-mounted LED mirrored storage cupboard, WC, tall heated towel rail, built-in storage cupboards housing the 5 year old boiler and a sash privacy window.

Bedroom 2

A good-sized carpeted double bedroom with coved ceilings, a large built-in storage cupboard, and a single glazed sash window with radiator underneath overlooking the rear garden.

Sitting Room

A beautifully styled room currently used as a library and music room having exposed floorboards, a feature fireplace with a decorative wooden surround with Victorian tiles housing the gas fire, picture rail, decorated coving, shelving, and a sash and bay window overlooking the front of the property enjoying glimpses of the lush green Vale.

Second Floor

Second Floor Landing

The characterful turned staircase leads you to this carpeted second-floor landing with two useful built-in Victorian storage cupboards with shelves and hanging rails, a radiator, original panelled doors lead to all rooms and a sash window with secondary glazing bringing in natural lighting.

Master Bedroom

Spacious and bright double bedroom with a small built-in storage cupboard, radiator and two single glazed sash windows overlooking the front of the property with a mini balcony to enjoy the elevated views.

Bedroom 3

A charming double bedroom with carpeted flooring, a wash basin with tiled splashback and cupboard beneath, built-in wardrobes and storage cupboard, radiator, spotlights, and a single glazed sash window overlooking the rear of the property.

Bedroom 4

A carpeted single bedroom with a radiator and a single glazed sash window overlooking the front of the property enjoying views.



Third Floor

Attic

Accessed via a drop-down ladder in bedroom 3, this versatile attic space features exposed beams, a boarded floor, electricity, and a Velux window—ideal for storage or hobby use.

Basement / Cellar

Cellar

Currently used as a pottery room, the cellar includes an open inglenook fireplace, lighting, power, and access to a shared alleyway.

Store Room

A useful space ideal for general storage, located off the cellar.

Externally

Rear Garden

A private and enclosed, long enchanting walled garden full of mature and colourful plants, there's even a feature monkey puzzle tree! Plenty of seating areas, a pond and a side gate giving access to the shared alleyway.

Single Garage

Situated on Middle Lane, this single garage with a roller shutter door is currently used for storage. The structure would benefit from a new roof.

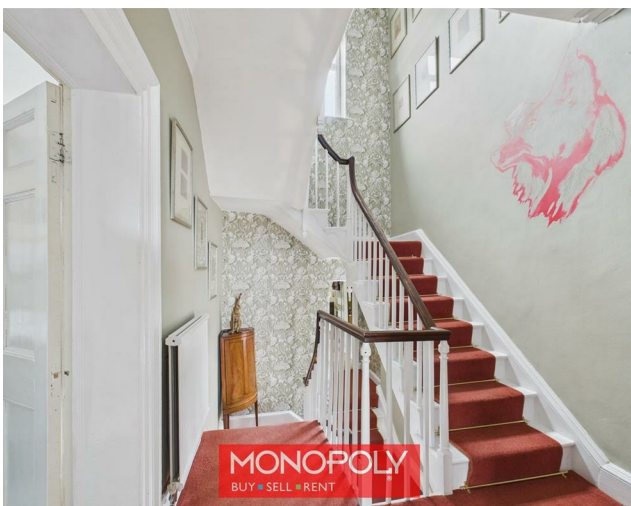
Additional Information

Late C18 elegant Georgian house that is Grade II listed. Large storeyed bay as a late C19 or early C20 alteration. Raised up above a basement of limestone rubble. This represents the surviving part of an earlier house on the site, likely dating from the C16th. A wide segmentally-arched entrance in the centre of the basement storey is of this primary period.

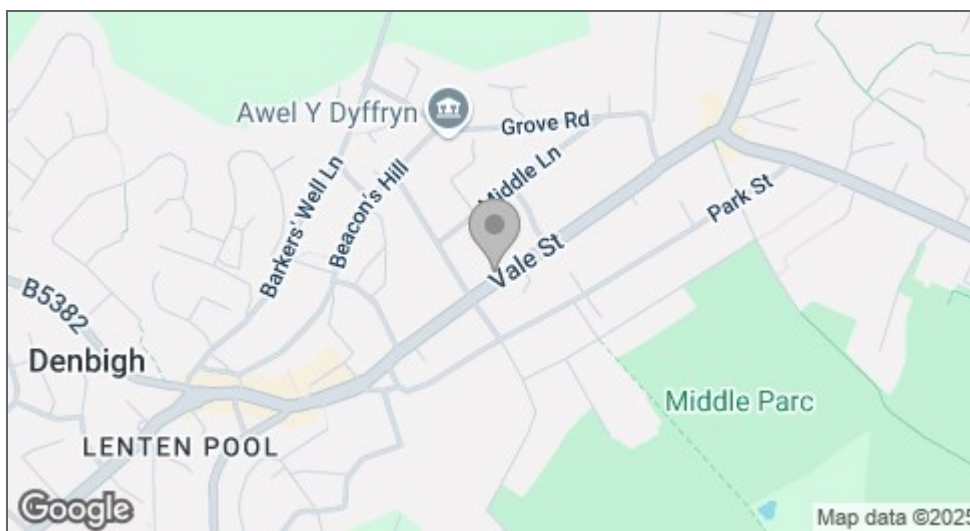












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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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.

