



## St. Hilarys Terrace, Denbigh LL16 3NG

**£117,500**

Monopoly Buy Sell Rent is pleased to offer for sale this traditional style stone fronted two bedroom terrace property with an enclosed rear yard, situated in an elevated position, benefitting from views over Denbigh rooftops towards the Clwydian Range within walking distance of the town centre, the Abbey and Denbigh Castle. The property in brief comprises a lounge, kitchen diner, two double bedrooms and a bathroom. Enclosed sunny aspect rear yard and parking is available in various places nearby with no restrictions. Offering an excellent opportunity for modernisation and is available with no onward chain - perfect for first-time buyers or landlords looking to secure an investment!

- Mid Terraced House
- Walking Distance To Town Centre
- Southeast Facing Rear Yard
- Freehold Property
- Two Double Bedrooms
- Stones Throw From Denbigh Castle
- No Onward Chain
- Council Tax Band B



## Entrance

1.03 x 0.89 (3'4" x 2'11")

A red-painted fire door with glazed window above opens to a small hallway with stairs rising to the first floor and access to the lounge.

## Lounge

3.37 x 3.16 (11'0" x 10'4")

A bright and welcoming carpeted room with a timber-framed single glazed bay window to the front. Features a radiator, space beneath the stairs for storage, and an opening leading into the kitchen.

## Kitchen

4.25 x 3.38 (13'11" x 11'1")

A good-sized kitchen fitted with a range of older-style units and tiled flooring. Includes space for a gas or electric cooker with stainless steel extractor hood, provisions for various white goods, and room for a dining table. Wall-mounted boiler, radiator, single glazed sash window to rear, and timber glazed door leading to the rear yard.

## Landing

1.73 x 0.80 (5'8" x 2'7")

Carpeted with doors leading to all rooms and a hatch providing access to the loft space.

## Bathroom

1.75 x 2.45 (5'8" x 8'0")

Tiled flooring and a white three-piece suite comprising a deep-panelled bath with mixer shower tap, pedestal wash basin, and low-flush WC. Part tiled and part PVC-panelled walls, single glazed privacy window to the rear, and radiator.

## Master Bedroom

4.21 x 2.82 (13'9" x 9'3")

A generous carpeted double bedroom accessed via a small step up, featuring a radiator, space for storage, and elevated views of the Vale over Denbigh rooftops.

## Bedroom 2

2.38 x 3.38 (7'9" x 11'1")

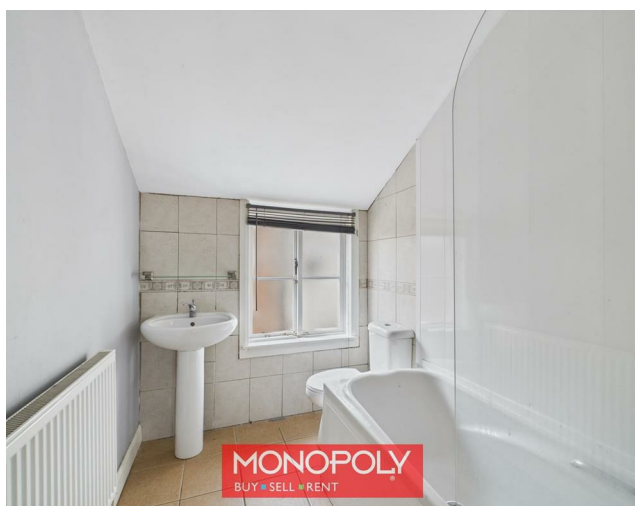
A second double bedroom with radiator, space for storage cupboards, and a single glazed timber-framed window overlooking the rear.

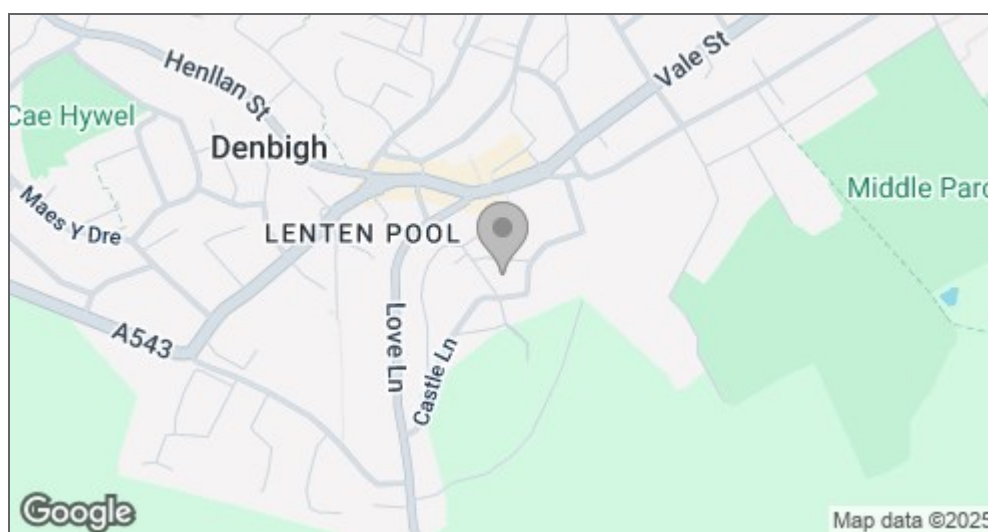
## Rear Yard

A private and enclosed two-tiered rear yard with a concrete base and slate-planted flower bed. South-facing and walled for privacy, with a timber gate giving access to the rear alley.









| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 88        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 67      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

#### 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.

