



## Graig Terrace, Denbigh LL16 3ST

**£105,000**

Monopoly Buy Sell Rent are delighted to offer for sale this charming mid-terraced stone cottage, ideally located close to the town centre and its local amenities.

The property has been well-maintained by the current owners and offers a welcoming living space, a modern fitted kitchen, one spacious bedroom, and a contemporary bathroom. To the rear is a low-maintenance patio garden, perfect for outdoor seating. An ideal purchase for first-time buyers or investors. Viewing is highly recommended.

- Town Centre Location
- Ideal For First Time Buyer \ Investment Property
- Council Tax Band B
- 1 Bedroom Property
- One double bedroom with storage
- EPC Band C



### Lounge

3.96 x 3.27 (12'11" x 10'8")

Front-facing window, laminate flooring, power points, TV and telephone points, cupboard housing electrics, radiator, feature electric heater set into brick surround with tiled hearth, beamed ceiling, smoke detector, and stairs rising to the first floor.

### Kitchen

3.27 x 2.08 (10'8" x 6'9")

Fitted with grey units, sparkle-effect work surfaces, brick-style splashbacks, stainless steel sink with swan-neck mixer tap, radiator, power points, and space for oven. Window and door opening to the rear yard.

### Landing

Access to the bedroom and a convenient airing cupboard housing the boiler.

### Bedroom One

3.27 x 3.10 (10'8" x 10'2")

Spacious double bedroom with front-facing window, radiator, power points, cupboard with hanging rail, and ceiling lighting.

### Bathroom

2.11 x 2.11 (6'11" x 6'11")

Fitted with a WC, basin with tiled splashback, panelled bath with tiled surround, shaver point, radiator, and vinyl tile-effect flooring.

### Rear Garden

To the rear is a low-maintenance yard, ideal for potted plants and seating, together with two open sheds providing useful storage.



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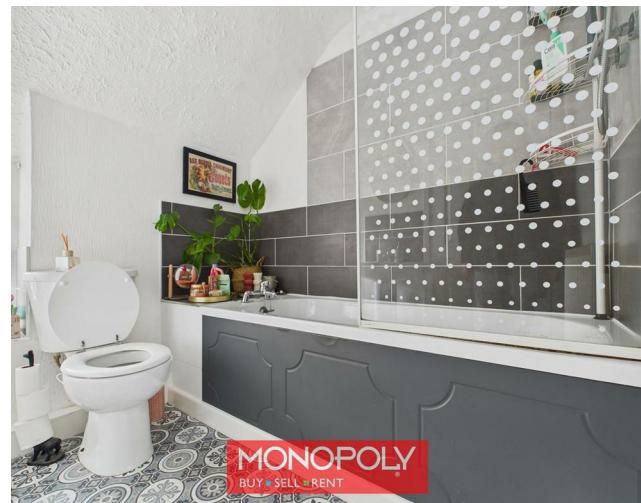
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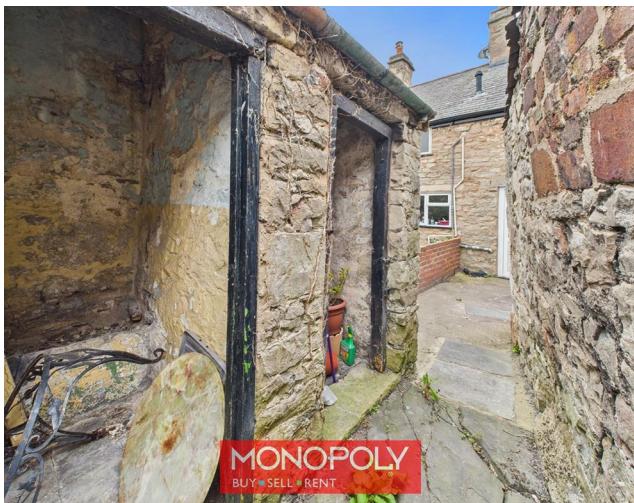
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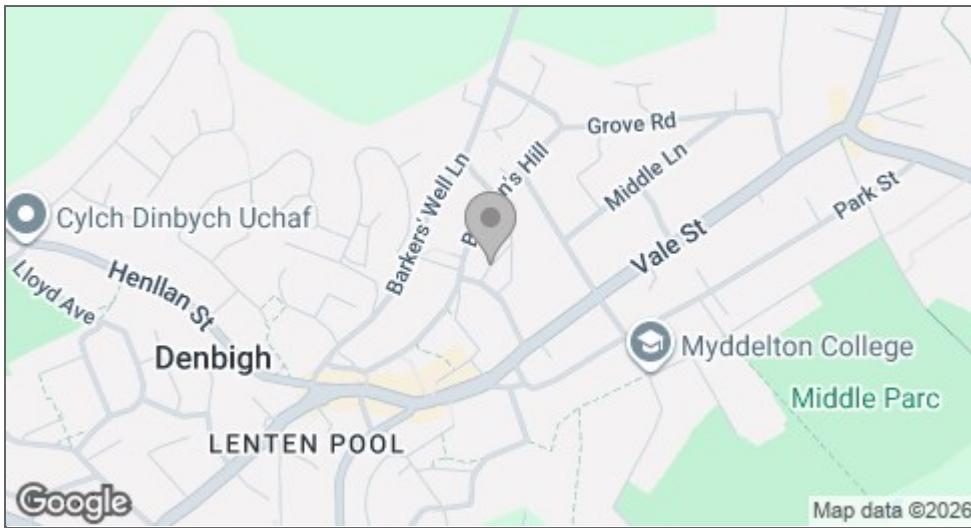
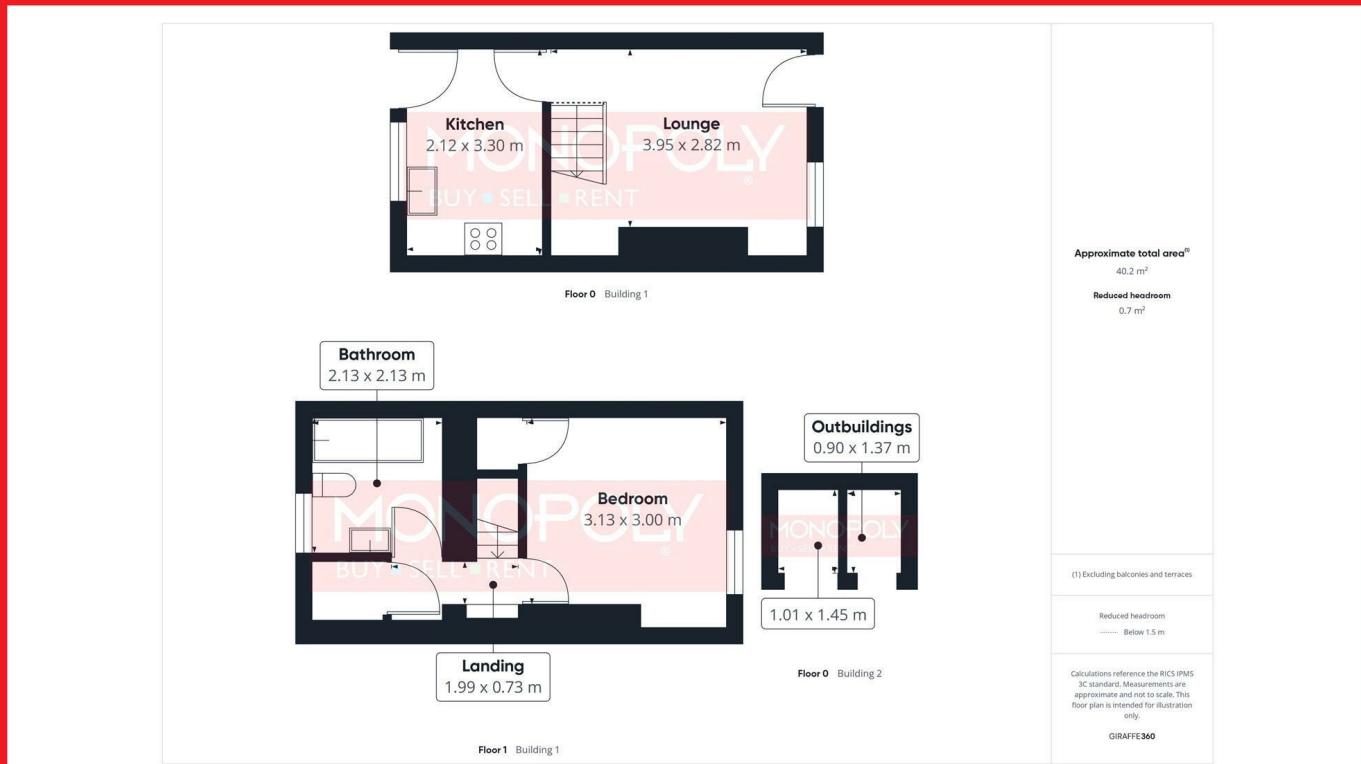


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		
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			
<b>England &amp; Wales</b>	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.

