



## Graig Terrace, Denbigh LL16 3ST

**£115,000**

MONOPOLY BUY SELL RENT are pleased to present this two-bedroom terraced house. Situated in a central location in Denbigh, this character home offers convenience and charm in equal measure. Within easy walking distance of the town centre and a wide range of local amenities, the property is ideally placed for both daily needs and leisure. Inside, the home features a welcoming lounge with log burner, a practical kitchen with space for modern appliances, and a well-appointed bathroom. Two comfortable double bedrooms sit above a carpeted landing, while outside there is a private courtyard garden with stone walls, wooden gates, and a useful outbuilding with storage. Perfect for first-time buyers, downsizers, or investors, this property combines period touches such as sash windows with everyday practicality, all in a sought-after and highly convenient setting.

- Two Bedroom Terraced House
- Perfect First Time Buy
- Central Location
- Local Amenities Nearby
- Council Tax Band - B
- Freehold



## Lounge

A welcoming lounge with wood-effect laminate flooring and a charming log burner set on a tiled hearth, complemented by a painted wooden mantle shelf. A sash window to the front provides natural light, while access leads through to the kitchen and stairs.

## Kitchen

Fitted with wood-effect cabinetry and a dark speckled worktop, this kitchen combines practicality with character. Features include a stainless steel sink, tiled splashback, space for an independent oven, washer dryer, and tall fridge freezer. Finished with butcher-tiled flooring, radiator, and a sash window overlooking the garden.

## Hallway

With butcher-tiled flooring, the hallway provides access to the kitchen, bathroom, rear door, and a useful boiler cupboard.

## Bathroom

A bright bathroom finished with butcher-tiled flooring and partly tiled walls. Comprising a bath with glass screen, sink, and toilet, alongside an obscure window to the garden, radiator, and tiled detailing.

## Landing

A carpeted landing with steps rising to both bedrooms, offering a natural flow between the upper rooms.

## Master Bedroom

A comfortable carpeted double bedroom featuring a sash window to the front, loft access hatch, and built-in shelving for storage.

## Bedroom 2

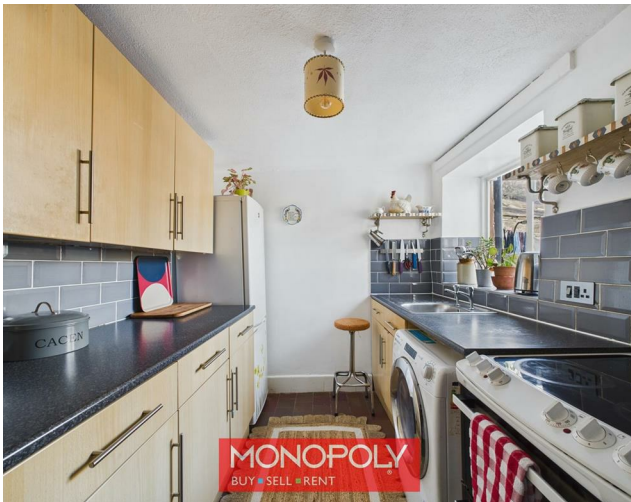
A carpeted double room with sloped ceiling, radiator, and a double-glazed window overlooking the flat roof and garden.

## Garden

The rear garden is enclosed by stone walls with wooden gates for access, and features a concrete courtyard area. An outbuilding with two separate storage rooms, together with a dedicated wood store, adds excellent practicality. The house includes a convenient space at the front of the property, located beneath the stone wall, with enough room to park a small vehicle.







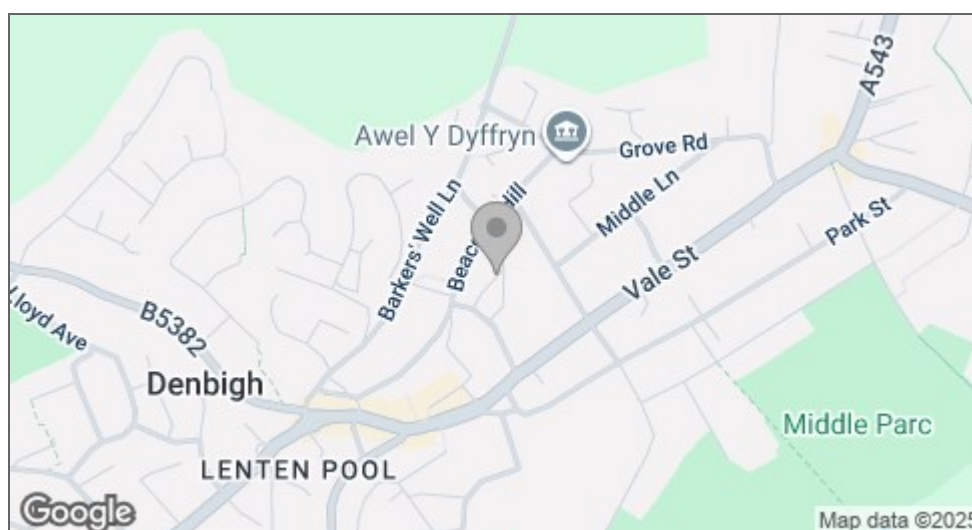












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub>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

