



Chapel Street, Denbigh LL16 3SP

£169,950

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-maintained three-bedroom property. Offering stylish and spacious living over three floors, and conveniently located just a short walk from the town centre and local amenities. The ground floor features a bright, welcoming lounge and a contemporary kitchen with integrated appliances and ample storage. Upstairs, you'll find three generous double bedrooms, a modern family bathroom with a waterfall shower, and a useful boiler room for additional storage.

The rear garden includes a lawn, paved seating area, and garden shed—a perfect space to relax or entertain!

- 3 Storey Mid-Terrace
- Brand New Appliances
- Excellent Transport Links
- Three Double Bedrooms
- Central Location
- Freehold
- Renovated Interior
- Nearby Local Amenities
- Council Tax Band: B



Lounge

4.37 x 3.57 (14'4" x 11'8")

A welcoming lounge featuring wood-effect vinyl flooring and a bright UPVC double-glazed window to the front. Includes a white UPVC front door, radiator, and carpeted stairs with a painted handrail leading to the first floor. Provides seamless access to the kitchen.

Kitchen

2.59 x 3.45 (8'5" x 11'3")

Stylish and practical, the kitchen offers wood-effect vinyl flooring, white cabinetry, and a stone-effect worktop with matching splashback. Fully equipped with an integrated tall fridge freezer, dishwasher, washing machine, tumble dryer, and a 4-burner hob with oven, hood, and a sleek glass splashback. Stainless steel sink completes this functional space.

First Floor Landing

0.85 x 1.01 (2'9" x 3'3")

Carpeted landing with flush mount light and smoke alarm. A small step leads to Bedroom 2, the boiler room, and the main bathroom.

Bedroom 2

3.50 x 4.13 (11'5" x 13'6")

Spacious and carpeted double bedroom with built-in wardrobe, radiator, and a double-glazed UPVC window to the front. Finished with a classic drop-down light fixture.

Bathroom

1.73 x 3.08 (5'8" x 10'1")

Modern bathroom with tile-effect vinyl flooring and partially tiled walls. Features a built-in sink unit with cabinetry, toilet, and a full-size bath with a waterfall shower head. Includes an obscure-glass window to the rear garden for privacy.

Boiler Room

1.66 x 1.43 (5'5" x 4'8")

Carpeted and newly fitted with a modern boiler. Ideal for additional storage.

Second Floor Landing

0.76 x 0.99 (2'5" x 3'2")

Carpeted with a step up to the master bedroom and bedroom 3. Includes a flush mount ceiling light and smoke alarm.

Master Bedroom

3.57 x 4.25 (11'8" x 13'11")

Charming double bedroom with sloped ceilings, painted beams, and a drop-down light fixture. Offers ample built-in storage and a wardrobe, radiator, and UPVC double-glazed window to the front.



Bedroom 3

2.68 x 3.97 (8'9" x 13'0")

A well-sized, carpeted double bedroom with built-in wardrobe, radiator, and a double-glazed UPVC window overlooking the rear garden.

Garden

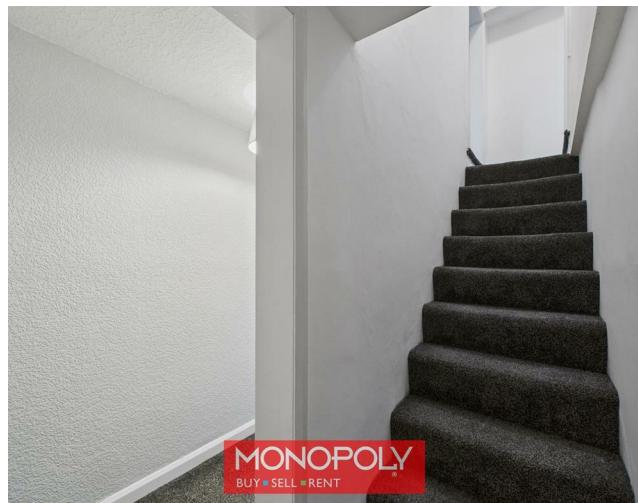
A well-maintained outdoor space with a central lawn, wood chip border with mature evergreens, and a paved area ideal for seating. Enclosed with stained wood panel fencing and includes a garden shed. Accessed via UPVC twin glass doors and connected by a tarmac path.

Additional Information

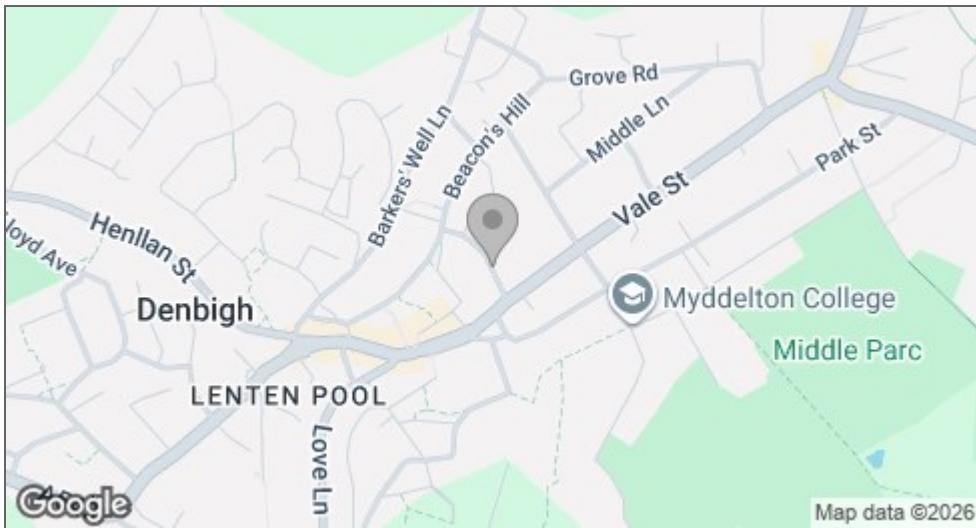
The property has benefitted from an extensive refurb with a brand new kitchen, boiler and work throughout. Parking is available in long stay carparks nearby with permits offered by Denbighshire for £140 per annum.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		81
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		50
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
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.

