



Castle View Estate, Denbigh LL16 3EG

£179,950

Monopoly Buy Sell Rent is delighted to offer for sale this traditional three-bedroom semi-detached home, ideally positioned in a highly sought-after area of Denbigh. Offered with no onward chain, this promising doer-upper presents an excellent opportunity for buyers looking to create a home to their own taste. Boasting driveway parking, a south-easterly facing rear garden, and a brilliant location within walking distance of local amenities in Lower Denbigh, the property is also perfectly placed for access to excellent local schools. A fantastic purchase for families, first-time buyers or investors alike, with plenty of potential in a superb setting.

NO ONWARD CHAIN

- Traditional 3 Bed Semi-Detached
- Sought-After Denbigh Location
- Brilliant Potential Throughout
- Ideal Doer-Upper Opportunity
- No Onward Chain
- Driveway Parking
- South-Easterly Rear Garden
- Walk to Local Amenities
- Close to Excellent Schools
- Great Family Home Potential



Entry Hallway

3.63 x 1.72 (11'10" x 5'7")

A traditional hallway entered via a uPVC front door with obscure glazed panels, fitted with carpeted flooring, picture rail, storage heater and staircase rising to the first floor, finished with a painted balustrade and wooden handrail.

Lounge

3.70 x 3.42 (12'1" x 11'2")

A bright and welcoming carpeted lounge, centred around a stone-tiled fireplace with matching hearth. A double-glazed bay window with decorative glass allows plenty of natural light, with a picture rail and a storage heater.

Kitchen

3.44 x 1.71 (11'3" x 5'7")

Fitted with a range of wood-effect units topped with granite-effect worktops, this kitchen also includes a stainless steel sink and tap, tiled splashbacks, and space for a gas or electric oven. A double-glazed side window provides natural light, while the tiled-effect flooring continues to a useful understairs cupboard with lighting and a small privacy window, housing the consumer unit. A uPVC obscured-glass door opens to the rear garden, with a traditional internal door leading into the parlour.

Parlour

3.79 x 3.43 (12'5" x 11'3")

A generous carpeted parlour enjoying a pleasant outlook over the rear garden through a double-glazed box bay window. The room features an electric fireplace with a red tiled hearth, a built-in storage cupboard housing the water tank, a storage heater, and a coved ceiling.

Landing

2.79 x 1.01 (9'1" x 3'3")

A carpeted landing providing access to all bedrooms and the bathroom, featuring traditional 1930s doors and natural light from the large arched privacy single-glazed side window.

Master Bedroom

3.34 x 3.26 (10'11" x 10'8")

A spacious carpeted double bedroom with a double-glazed front window, complemented by a picture rail, ventilated chimney breast, and built-in storage cupboard.

Bedroom 2

3.36 x 3.23 (11'0" x 10'7")

A bright carpeted double bedroom enjoying views over the rear garden through a double-glazed window, with a picture rail, loft access, and a built-in airing cupboard.



Bedroom 3

2.20 x 1.94 (7'2" x 6'4")

A comfortable carpeted single bedroom with a picture rail and a double-glazed front window, which could also serve well as a home office.

Bathroom

1.97 x 1.93 (6'5" x 6'3")

A functional three-piece bathroom with carpeted flooring, fully tiled walls finished with a decorative border, and comprising a bath, wash hand basin and WC. Further features include an electric wall-mounted heater, a double-glazed obscure window, wall vent, and loft hatch access.

Front Garden

An easy-maintenance front garden, laid with slab paving and framed by brick walls, creates an inviting approach, while gravel borders and a concrete driveway lead through to the rear garden and sheds. The driveway also benefits from a carport with a polycarbonate roof.

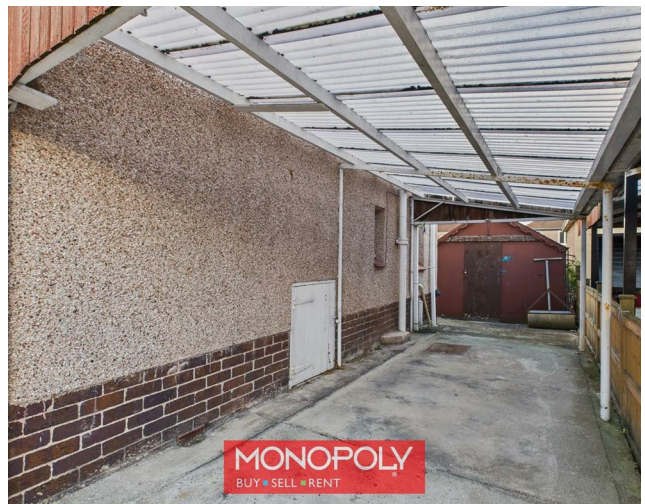
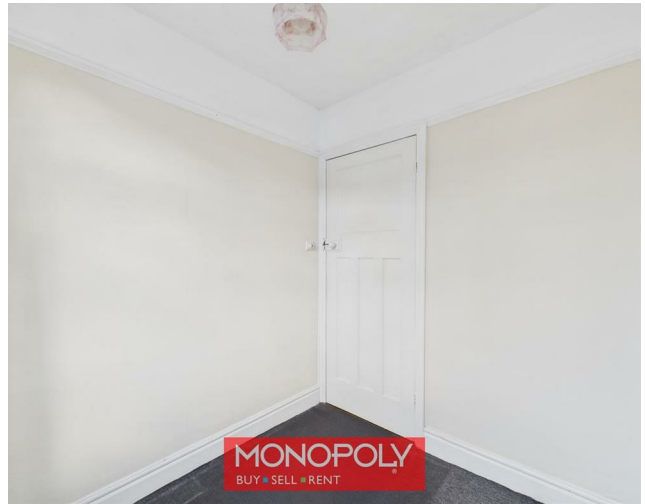
Rear Garden

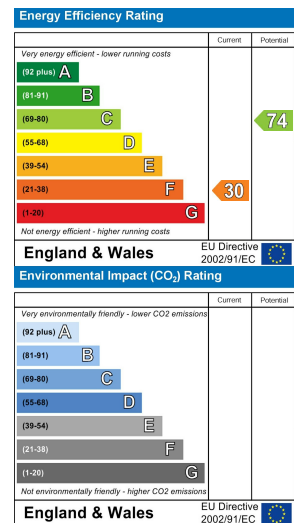
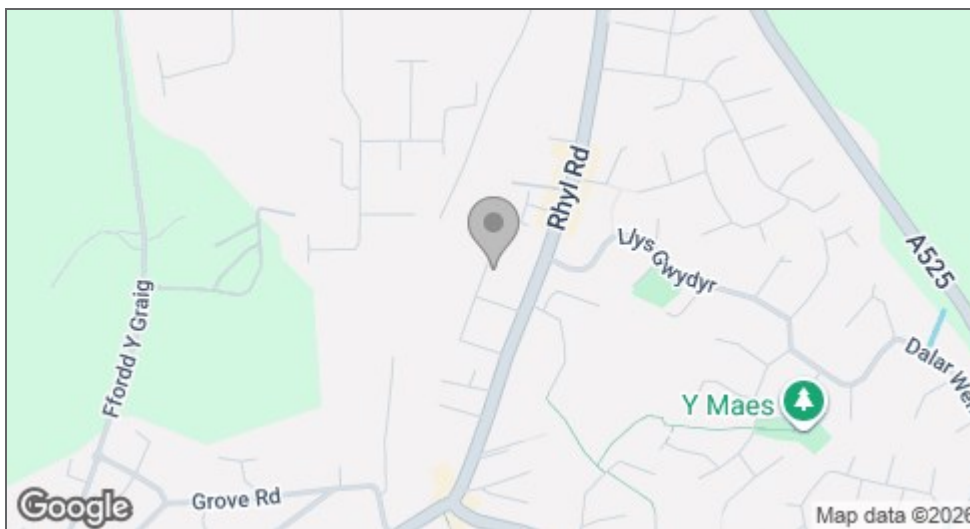
A generous rear garden enjoying a slab-paved patio, lawn, and paved pathways, all bordered by established flower beds. Enclosed by a mix of timber fencing, brick walls, and composite panels, the garden also includes a large corrugated metal shed with windows and a smaller garden shed, both set on concrete bases and offering potential for conversion into useful garden rooms, subject to any necessary consents.











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.

