



## Chapel St, Denbigh LL16 3SW Offers Invited £159,000

This characterful building comprises three self-contained flats; two one-bedroom units and one two-bedroom unit, all accessed via a central staircase. In need of some repairs and modernization, the property offers significant potential for improvement. Conveniently located within walking distance of Denbigh town centre, local amenities, and public transport, it presents an excellent investment opportunity with strong potential for high returns when refurbished to a good standard.

- 3 Self-Contained Flats
- Characterful Property
- Needs Updating
- Excellent Transport links
- Central Location
- Council Tax Band; A
- Nearby Local Amenities
- Profitable Investment
- Freehold



## Flat 1

EPC - E

### Kitchen

2.13 x 3.10 (6'11" x 10'2")

This kitchen features an alcoved area for storage and is equipped with a 4-hob oven and hood. The wood-effect cabinets add warmth to the space, complemented by a black and white tiled splash back. A stainless steel sink sits beneath two sash windows, allowing natural light to fill the room. The boiler and meter are located on the wall, and a wooden door provides access to the lounge.

### Lounge

2.88 x 5.57 (9'5" x 18'3")

This lounge features wood-effect laminate flooring and an original sash window with colorful panes and elegant paneling. An exposed ceiling beam adds character, while a radiator keeps the space warm. Alcoved shelving provides a practical and charming storage solution. There's also convenient access to a cupboard under the stairs.

### Bathroom

2.48 x 1.26 (8'1" x 4'1")

This bathroom offers a clean and practical space with tiled flooring and partially tiled walls. The tiled shower features a glass door, and an extractor fan ensures ventilation. A radiator provides warmth, and a wooden door leads through to the lounge.

### Bedroom

3.12 x 5.63 (10'2" x 18'5")

This dual-aspect bedroom features an original sash window with colourful panes and detailed paneling, alongside a second sash window. The wood-effect laminate flooring adds warmth, complemented by an exposed ceiling beam that gives the room a rustic charm. Comfort is ensured with both a radiator and a storage heater.

## Flat 2

EPC - E

### Kitchen

2.86 x 3.30 (9'4" x 10'9")

This kitchen features a black and white tiled splash-back and a stainless steel sink. The wood-effect cabinets add a touch of warmth, and the oven with four hobs and a hood remains a reliable setup for everyday cooking.

### Lounge

3.38 x 4.61 (11'1" x 15'1")

This dual-aspect lounge is filled with natural light from its wooden sash windows. It has wood-effect laminate flooring, a storage heater for warmth, and a painted wooden door that opens to the hallway.



## Bathroom

0.81 x 2.38 (2'7" x 7'9")

This bathroom features tiled flooring and an electric shower with tiled walls and a curtain rail. It includes a toilet and sink, along with a heater and vent to keep the space warm and well-ventilated.

## Bedroom

2.58 x 4.56 (8'5" x 14'11")

This double bedroom has wood-effect laminate flooring and a storage heater for warmth. A painted wooden door provides access to the kitchen, adding to the room's practical layout.

## Flat 3

EPC - G

## Kitchen

1.74 x 2.26 (5'8" x 7'4")

This kitchen has a practical layout with wood-effect laminate flooring and matching cabinets. A black and white tiled splash back adds contrast, while a sash window brings in natural light. It includes a four-burner stove with oven and hood, a stainless steel sink, and space under the counter for a washer.

## Lounge

3.54 x 5.02 (11'7" x 16'5")

This lounge is bright and airy, with dual-aspect wooden sash windows that let in plenty of light. It features wood-effect laminate flooring, a storage heater for warmth, and a painted wooden door that leads to the landing.

## Bathroom

1.94 x 1.87 (6'4" x 6'1")

This bathroom has a clean, practical design with tiled flooring and partially tiled walls. It includes a tiled electric shower with a glass enclosure, along with a sink and toilet. A painted wooden door leads to the hallway.

## Master Bedroom

2.44 x 5.12 (8'0" x 16'9")

This master bedroom offers a cosy and simple space with a sash window at the front that brings in natural light. It features wood-effect laminate flooring, a storage heater for comfort, and a painted wooden door that opens to the hallway.

## Bedroom 2

2.60 x 4.12 (8'6" x 13'6")

This double bedroom has a sash window at the front allowing in natural light. It has wood-effect laminate flooring, a storage heater for added comfort, and a painted wooden door leading to the hallway.



# MONOPOLY®

BUY ■ SELL ■ RENT

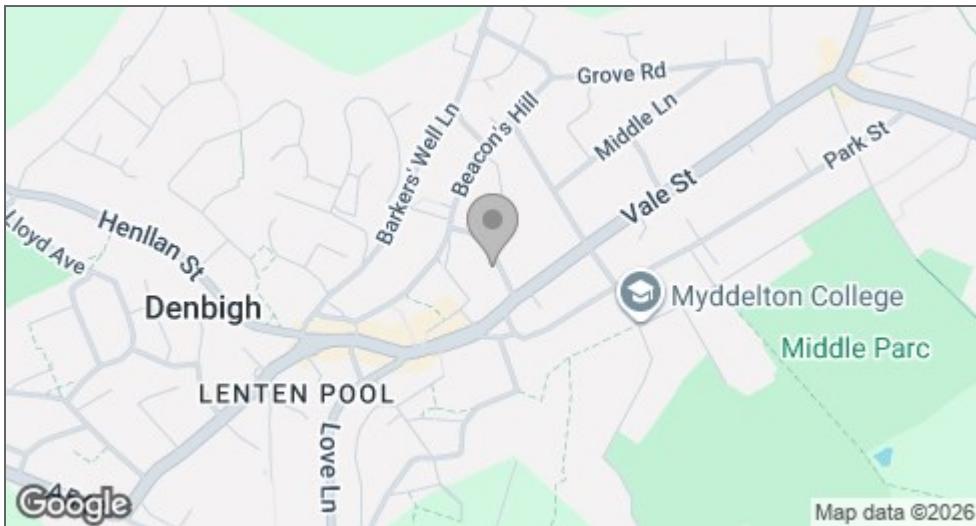
01745 770575  
denbighshire@monopolybuysellrent.co.uk  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)











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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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.

