



St. Hilarys Terrace, Denbigh LL16 3NG

£130,000

Monopoly Buy Sell Rent are pleased to offer for sale this well-presented two-bedroom home, ideally situated on Castle Hill in Denbigh. The property offers a bright lounge, a modern kitchen diner, two double bedrooms and a shower room, together with an enclosed low-maintenance rear garden. Enjoying a convenient position within walking distance of Denbigh High Street, the property is perfectly placed for access to local shops, cafes and everyday amenities, while also being just a short stroll from the historic Denbigh Castle, making it an excellent option for first-time buyers, investors or those seeking a convenient town centre location.

- Freehold
- Two Bedroom Terraced
- Enclosed Rear Garden
- EPC D
- Bright Lounge
- Low Maintenance Exterior
- Council Tax Band B
- Modern Finish
- Perfect First Time Buy!



Lounge

The lounge is a bright and welcoming reception room, finished with LVT flooring and a double glazed window to the front elevation. A wooden front door opens into the space, while carpeted stairs with a painted bannister rise to the first floor. The room also benefits from two radiators and a door leading through to the kitchen diner.

Kitchen Diner

The kitchen diner is fitted with white cabinetry finished with silver hardware and complemented by a faux grey marble effect worktop. A stainless steel sink with drainer and mixer tap sits beneath the rear window, while an under-counter oven with electric hob and concealed extractor hood provides practical cooking facilities. There is under-counter space for white goods, and the Worcester combi boiler is neatly positioned alongside a matching cabinet concealing the panel box. A wooden rear door provides access outside.

Landing

The carpeted landing gives access to both bedrooms and the bathroom, with a fitted smoke alarm adding practicality.

Master Bedroom

The principal bedroom is a comfortable carpeted double room with a double glazed window to the front elevation and a radiator positioned beneath. The room also benefits from an access hatch to an insulated loft.

Bedroom 2

Bedroom two is another carpeted double room, overlooking the rear of the property, with a window and radiator.

Shower Room

The bathroom is finished with vinyl wood effect flooring and PVC panelled walls for a clean, low-maintenance finish. It is fitted with a shower enclosure with glass sliding door and overhead shower, a wash hand basin with storage beneath, WC, chrome towel radiator and an obscure glazed rear window.

Garden

The rear garden is designed for ease of maintenance, with a concrete surface enclosed by brick-built boundary walls and neighbouring walls. A tall wooden gate provides useful rear access.

Disclaimer

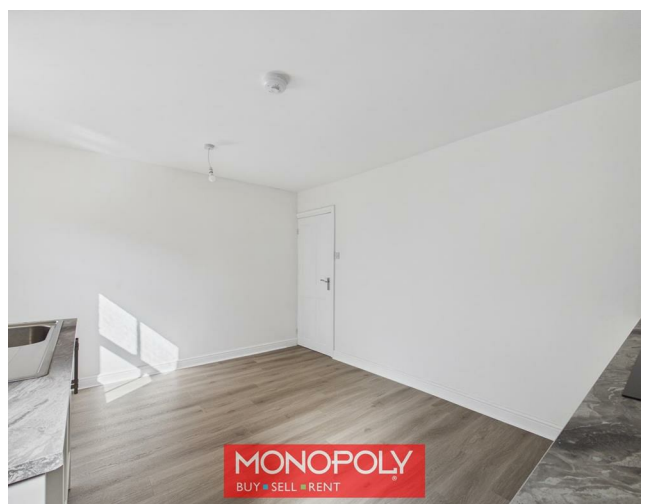
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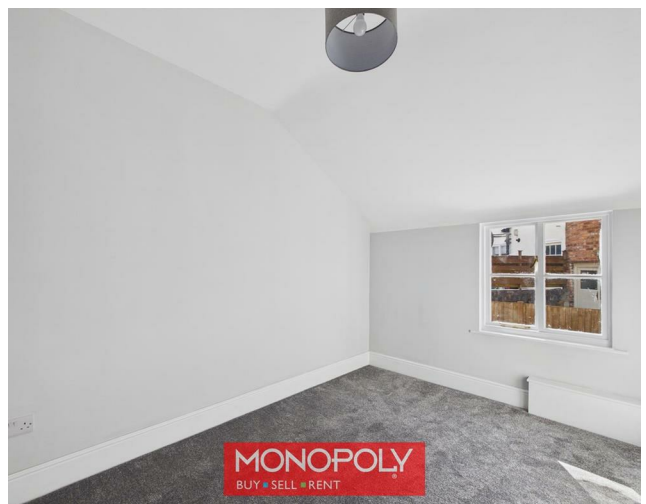
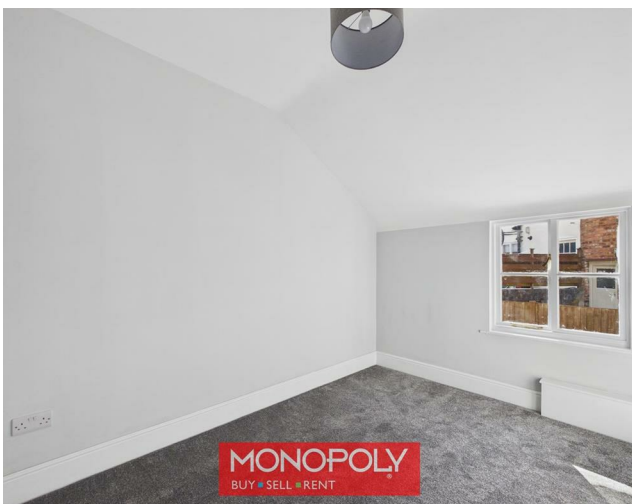
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advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If 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 details must therefore be taken as a guide only.

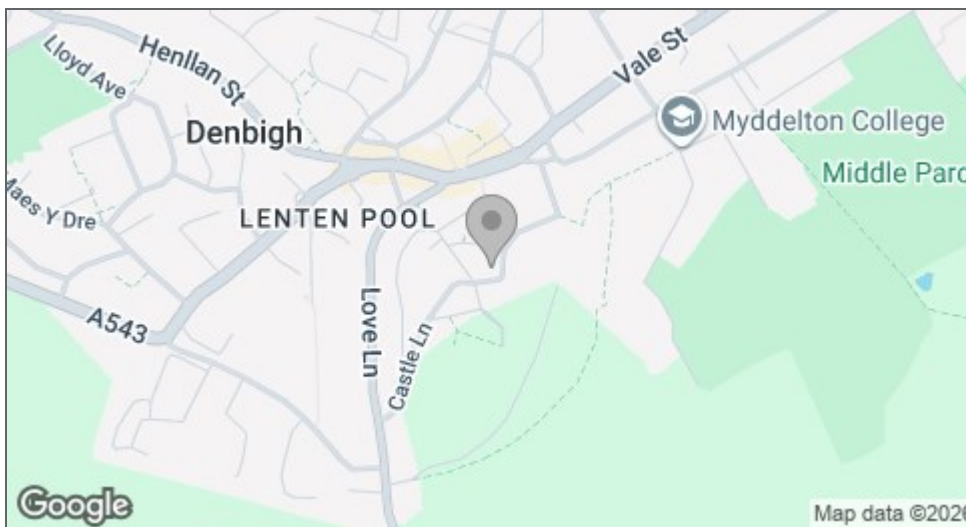
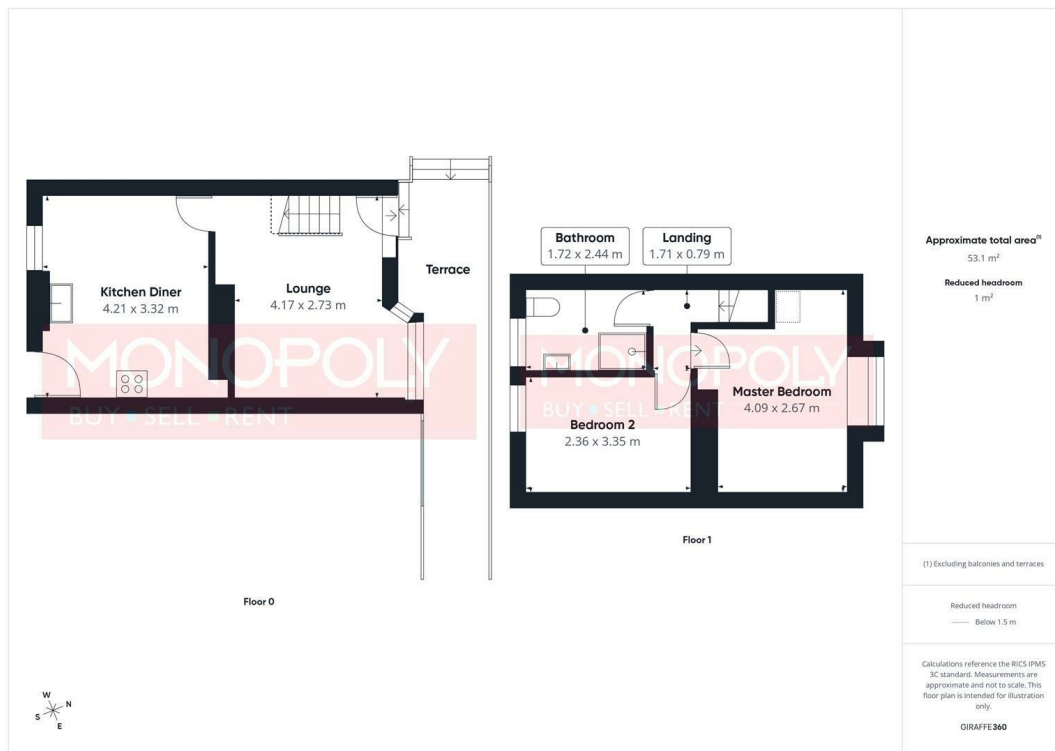












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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