



The Green, Denbigh LL16 5TW

£125,000

MONOPOLY BUY SELL RENT are delighted to present Willow Cottage, a charming stone-built home nestled in the heart of The Green. Bursting with character and original features, this delightful property offers spacious accommodation arranged over two floors. While in need of modernisation, Willow Cottage provides an excellent opportunity for buyers seeking a renovation project with potential to create a truly individual home. Offered with no onward chain, it is the perfect canvas to craft your dream cottage in a highly desirable Denbighshire location.

- Stone-Built Character Cottage
- Ground Floor Bedroom with Shower En Suite
- Attractive Views and Open Countryside to the Rear
- Located in a Desirable Denbighshire Setting
- Perfect Renovation Project
- 2 Double Bedrooms, Large Bathroom
- Spacious Living and Dining Rooms
- Rear Garden with Excellent Potential
- In Need of Modernisation
- No Onward Chain



Front Porch

A glazed wooden front porch, featuring a wood-effect vinyl floor, wall lighting, and practical shelving. The porch also houses the consumer unit cupboard and opens into the main living area via a wooden door with glazed panels and a matching side window.

Living Room

A spacious and inviting living room featuring wooden stairs leading up to the first floor with a central fireplace with a raised hearth, slate surround, and wooden mantel shelf. The UPVC window overlooks the front of the property, allowing plenty of natural light. Additional features include wall lights, a radiator, and wood effect vinyl flooring. An open doorway leads through to the dining room.

Dining Room

This flexible second reception area offers space for a dining table and chairs, with a vinyl floor, radiator, and wooden side window. The consumer unit is also located here, and the room leads directly into the kitchen.

Kitchen

The galley-style kitchen features a range of white units, laminate worktops, and a stainless steel sink. While in need of updating, the space offers ample potential and room for all essential white goods. The walls are part-tiled, and the tiled floor makes for easy maintenance. A wood-framed window overlooks the side of the property, and a wooden stable door opens into the rear porch. The wall-mounted boiler will need replacement.

Rear Porch

The rear porch includes a useful storage cupboard with shelving and a door leading to the rear garden.

Downstairs Bedroom with Shower Room

A versatile room with en suite shower, ideal for use

as a guest bedroom, hobby room or home office. This room enjoys dual aspect windows to the side and rear, an electric wall unit, and part carpeted flooring.

The en suite includes a toilet, shower cubicle, vinyl flooring, part-tiled walls, and a small privacy window.

Landing

The L-shaped landing features painted floorboards, ceiling lights, and a small window with a marble sill, providing access to all upstairs rooms and the loft hatch.

Master Bedroom

A generous double room with stripped floorboards, two built-in wardrobes, a radiator, and overhead storage. The UPVC front window offers attractive views over The Green towards the Vale, complemented by a marble sill.

Bedroom 2

A bright and spacious double bedroom overlooking the rear garden and open fields beyond. The room features bare floorboards and space for wardrobes or additional storage.

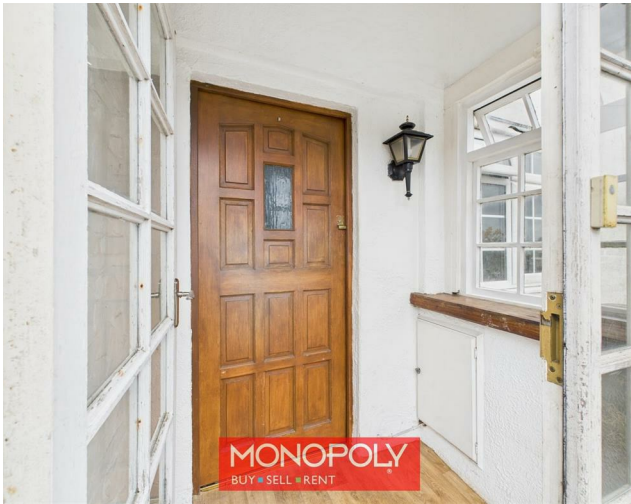
Bathroom

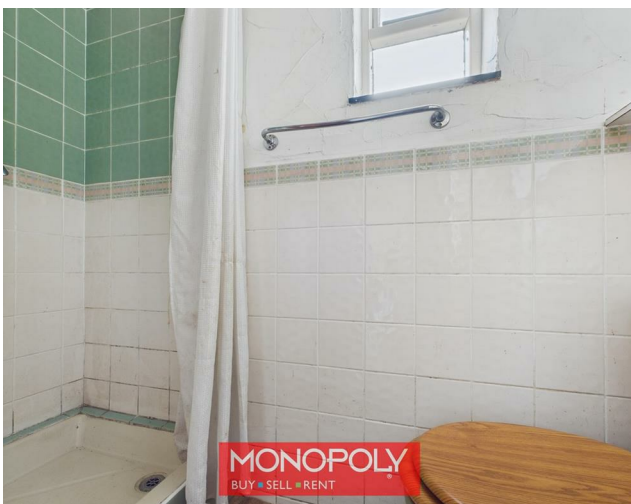
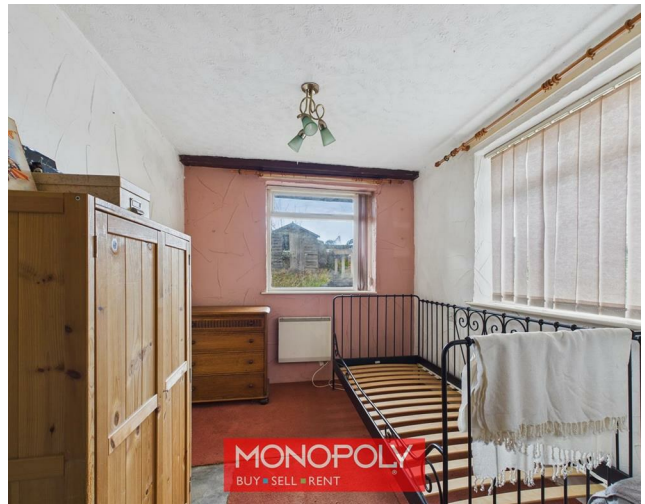
The family bathroom includes a deep bath with shower mixer tap, pedestal sink, and WC. Additional features include painted floorboards, part-tiled splashbacks, a privacy window, radiator, and a practical airing cupboard housing the hot water tank.

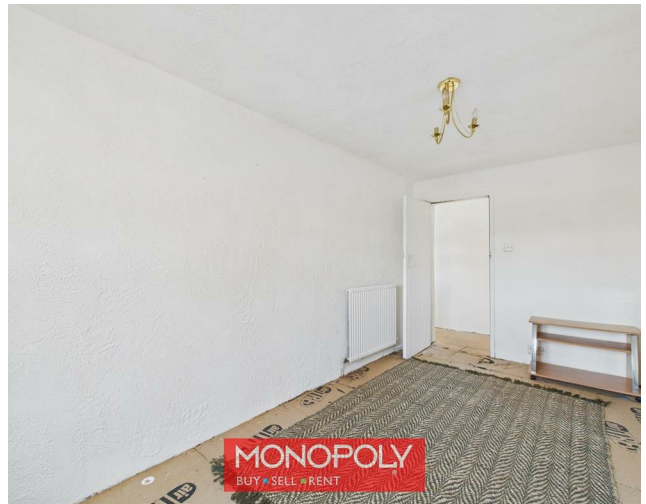
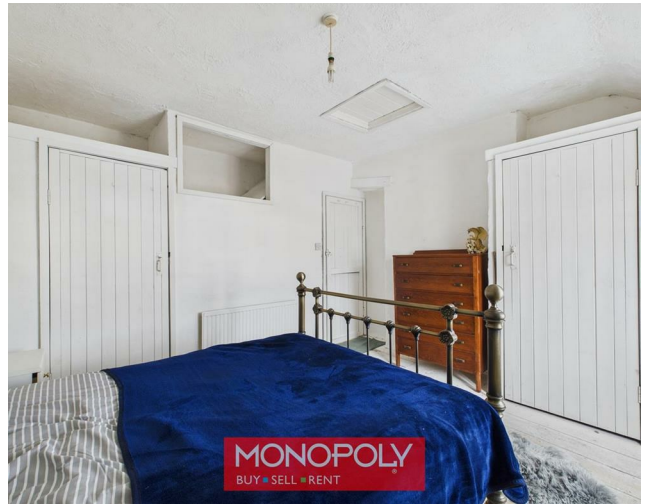
Rear Garden

The long, natural rear garden offers plenty of potential and enjoys a rural outlook over open fields. Currently overgrown, the garden could easily be transformed into a wonderful outdoor space for entertaining, relaxation, or gardening. Panel fencing encloses the area.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(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		

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.

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 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.

