



## Vale street, , Denbigh LL16 3AH

### £450,000

Monopoly Buy Sell Rent are pleased to offer for sale this substantial and characterful multi-unit property, situated in Denbigh town centre. This impressive Grade II listed building, with origins dating back to the C18 and C19, boasts an abundance of charm and period features throughout and comprises three individual flats together with a restaurant and a separate retail shop, offering a versatile and appealing investment opportunity. Further benefits include a large outdoor space enjoying far-reaching views, all contributing towards an attractive return on investment in a well-positioned and historic location.

- Multi-Unit Property
- Restaurant and Retail Shop
- C18 & C19 Character Throughout
- Large Outdoor Space
- Three Individual Flats
- Grade II Listed Building
- Attractive Return on Investment
- Denbigh Town Location



## 27A Flat/Maisonette

A Self-Contained One Bedroom Flat/Maisonette

### Kitchen Diner

A generously sized kitchen diner fitted with white wall and base units, marble-effect worktops and a stainless steel sink. The room offers space for all essential white goods, includes an electric oven, radiator and useful under-stairs storage cupboard, with ample room for a dining table. Finished with wooden flooring and a wooden front door. A door leads you into the lounge.

### Lounge

A spacious and highly characterful lounge with carpeted flooring and an impressive original roof structure that creates a striking focal point. The room features a decorative wrought-iron fireplace, radiator, and a charming bay window with x3 12-pane horned sashes (with secondary glazing) and window seat with storage beneath. Wooden loft stairs lead you up to the mezzanine.

### Mezzanine

A characterful mezzanine room featuring exposed brickwork, original beams, vaulted ceiling and wooden flooring, creating a unique and charming space. Overlooking the lounge below, this unique area offers a versatile use while beautifully showcasing the property's historic charm.

### Landing

Wooden turned staircase leads you to this carpeted landing providing access to all principal rooms and includes a useful built-in storage cupboard housing the boiler, offering convenient additional storage.

### Bedroom

A characterful double bedroom featuring a carpeted floor, exposed beams and an attractive apex roof that adds height and charm to the room. A skylight and additional window allow for plenty of natural light, while a radiator provides comfort. The room also benefits from a useful storage cupboard, together with generous storage space above.

### Bathroom

Fitted with a three-piece suite, the bathroom comprises a corner shower enclosure with thermostatic shower, WC unit and vanity unit with inset sink. A privacy window with deep sill provides natural light, while laminate splashbacks, decorative vinyl flooring and a radiator complete this practical and well-presented space.

### Outside

A gated access opens into this enclosed and low-maintenance courtyard with paved flooring, raised borders, stone walls, and a composite walkway leads to the front door.

## 27 & 29 Shop and Showroom

Spacious ground-floor shop and showroom.



## Shop

A spacious main room with a carpeted floor and large wooden-framed windows and doors that allow in plenty of natural light. An archway opens through to the showroom, while a door to the rear provides access to the shower room and outdoor yard.

## Showroom

Also carpeted, this room is full of character and centres around an old closed fireplace with an oak mantel. A front-facing window and smaller side window bring in natural light, making it an attractive and versatile additional reception room.

## Shower Room

The shower room is fitted with laminate wood-effect flooring, two sinks and PVC wall cladding for easy maintenance. There is a separate door to the WC, a shower enclosure with electric shower, and steps leading to a fire door and out to the yard.

## Outside

Outside, there is an enclosed yard area with steps leading up, providing a practical external space.

## 31 Restaurant/Cafeteria with Outdoor Rooms & Garde

Ground floor Restaurant/Cafeteria with generous outdoor space.

## Restaurant

The main restaurant benefits from an attractive shop front with bay window, an additional front window and doors to the front, creating a bright and prominent frontage. Finished with laminate flooring, the room also includes a bar area and a door to the rear, offering a flexible commercial-style layout.

## Kitchen

Located to the rear, the kitchen is fitted with black and red tiled finishes and has a rear-facing window. An opening connects the space to the main shop area, allowing for easy access and functionality.

## Hallway

A practical hallway with slate flooring, giving access to the stairs rising to the two flats above, the cellar, WC, and an external door to the outdoor space.

## Cellar

A useful cellar space with stone flooring, stone and slate steps, and an arched ceiling, currently used as a pantry. The room is fitted with lighting and offers excellent storage potential.

## WC

The WC is fitted with a low-flush toilet and a vanity unit with granite-style top, complemented by PVC wall cladding, tiled flooring and lighting.



## Outside Dining Room

The first room is a characterful and inviting dining area, full of charm and period appeal, featuring exposed ceiling beams, a striking inglenook-style recess with timber lintel, deep-toned décor and flagstone flooring, ideal for relaxed dining or entertaining.

## Outside Dining Room

The second room offers a larger, more formal restaurant space, beautifully blending rustic features with a contemporary finish, including exposed wall timbers, herringbone-effect flooring and ample room for multiple dining tables, making it both practical and visually appealing for customer service.

## Externally

A highly distinctive and versatile outdoor space, comprising a paved courtyard seating area with covered bar and entertaining space, a raised lawned garden with mature planting, two ponds, pathways and steps leading to different sections, and a further enclosed area offering excellent potential for outdoor dining, recreation or landscaping. A useful outdoor WC, tucked away within the grounds, while the combination of stone walls, original features and elevated garden areas gives the exterior a charming and characterful feel and lovely views.

## Flat 31A

A well-proportioned two-bedroom duplex apartment, offered with tenants in situ. Accessed via a staircase behind the restaurant.

## Living Room

Generous carpeted living area with central fireplace housing a caped gas fire, painted beam and a bay window overlooking the front of the property, with built-in storage cupboard and door leading into the kitchen.

## Kitchen

A bright and functional kitchen diner fitted with a range of light wood-effect wall and base units, complemented by dark worktops and contrasting tiled splashbacks, with an integrated oven and extractor, room for freestanding appliances, tiled flooring and a generous bay window that allows for plenty of natural light and providing an attractive dining area.

## Bathroom

Spacious bathroom fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC. With tiled splashbacks, shelving, ample floor space and room for laundry appliances.

## Landing

Turned staircase leads up to the landing, a useful and characterful connecting space, featuring exposed plasterwork, carpeted flooring and doors (some original) leading to the adjoining rooms. With its unusual curved walls and access to different areas of the upper floor, it provides a practical transition space while retaining the property's original charm.



## Bedroom 1

The first bedroom is a spacious and highly individual room, full of character with impressive exposed beams and vaulted ceilings creating a striking focal point. Offering generous floor space, fitted storage and room for freestanding furniture, this distinctive bedroom enjoys plenty of natural light and a real sense of period charm.

## Bedroom 2

The second bedroom is another well-sized double room with a more traditional layout, featuring exposed ceiling beams, carpeted flooring and a window providing natural light. The room offers good space for bedroom furniture and would serve equally well as a guest room, principal bedroom or additional living space if required.

## Flat 31B

A truly unique and characterful two-bedroom apartment, offered with tenants in situ. Accessed via a staircase behind the restaurant.

## Living Room

The main living area is a remarkable open-plan space with dramatic exposed beams, whitewashed walls and an abundance of original architectural detail that gives the room a warm and inviting feel. Offering excellent floor space for seating and relaxation, this highly individual room provides a superb central hub to the home.

## Kitchen Diner

An impressive and spacious room, beautifully fitted with a range of sage green wall and base units with contrasting worktops, while the vaulted ceiling with exposed timbers creates a striking focal point. With ample preparation space, room for appliances and attractive flooring, it is both practical and full of character. Plenty of room for a dining table, skylight and windows with secondary glazing.

## Landing

The inner landing and connecting areas continue the property's charm, with split-level access, characterful staircases and useful circulation space linking the accommodation.

## Bedroom 1

A delightful double room featuring exposed beams, vaulted ceilings and attractive leaded-style windows, all of which combine to create a distinctive and restful retreat. With space for bedroom furniture and soft natural light.

## Bedroom 2

Another well-proportioned and versatile room, currently arranged to suit a variety of uses, and benefiting from skylights, fitted storage and ample floor space. Ideal as a guest room, home office or additional bedroom, it offers flexibility to suit a range of needs.



## Bathroom

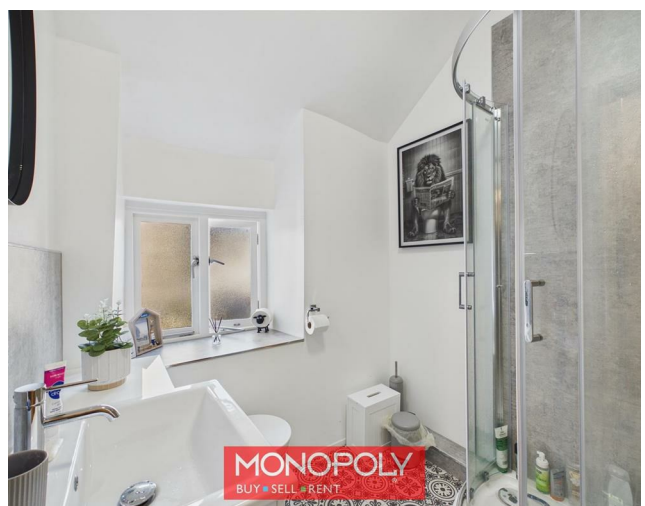
A generous and stylish room fitted with a modern white suite including a walk-in shower, vanity wash basin and WC. Finished with attractive flooring and complemented by exposed ceiling timbers, it provides a fresh and practical space in keeping with the property's character.

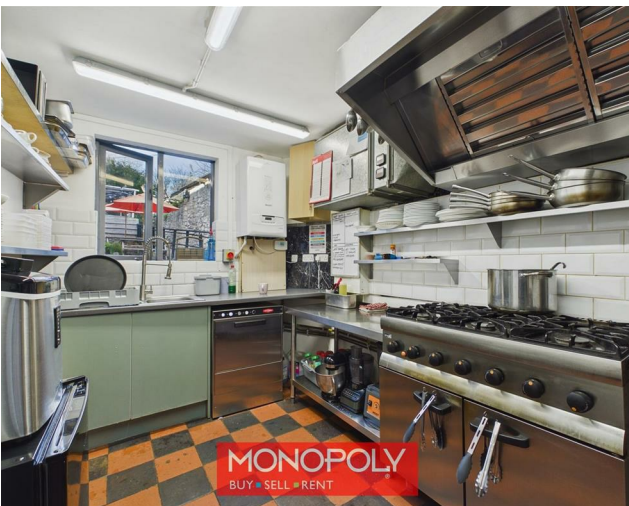
## Disclaimer

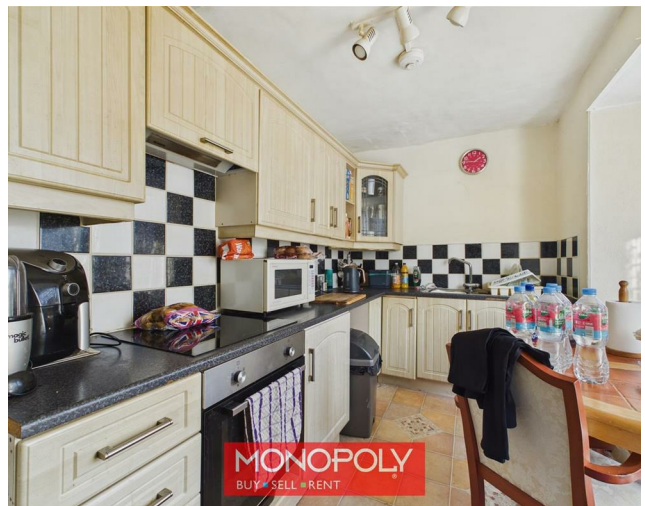
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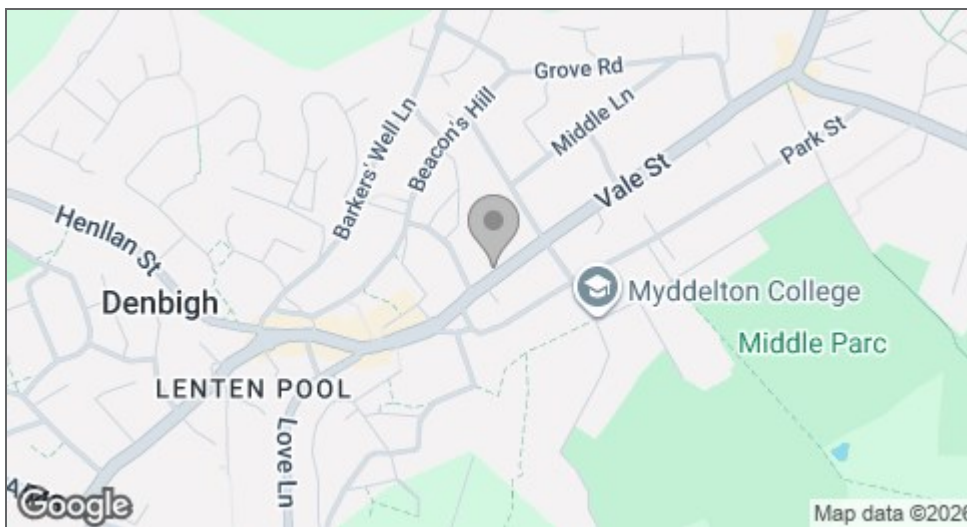
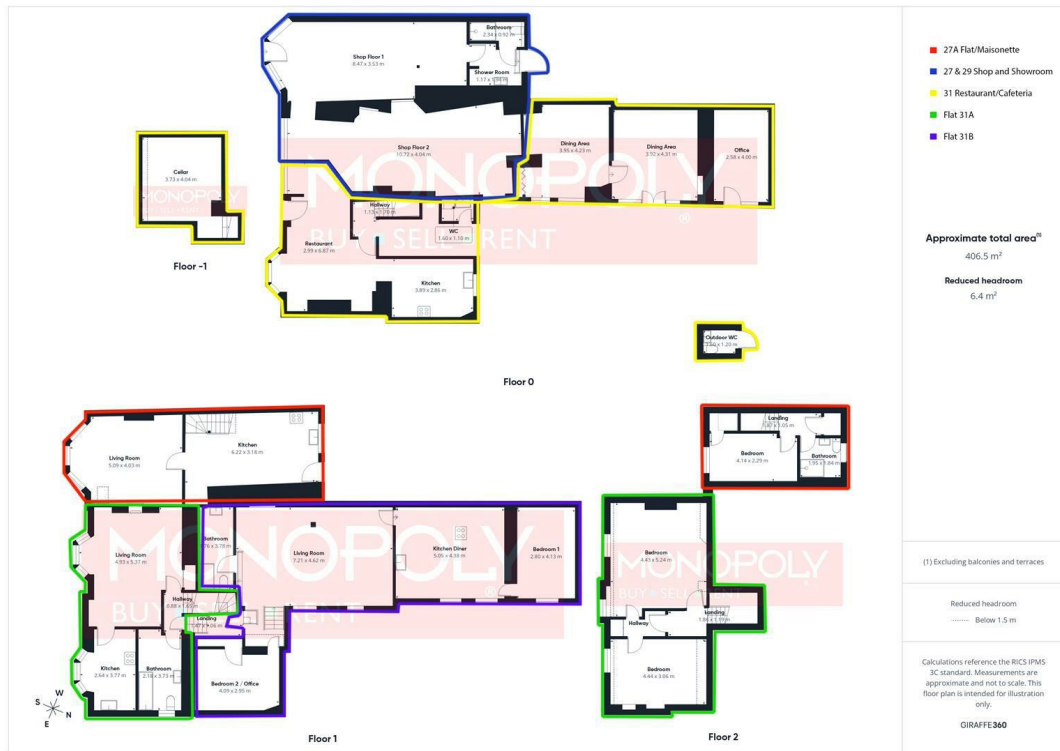
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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