



Vale Street, Denbigh LL16 3AP

£155,000

Monopoly Buy Sell Rent are delighted to present this characterful Grade II Listed townhouse, set over three spacious floors and ideally located on Vale Street—just a short walk from Denbigh town centre and close to local transport links. The property offers generous accommodation, including a cosy lounge, a fitted kitchen, two double bedrooms, a single bedroom, and a family bathroom. To the rear, you'll find an enclosed garden, mainly laid to lawn—perfect for outdoor relaxation or potential landscaping.

- Three Storey Victorian Terraced Town House
- Good Sized Rear Garden
- Perfect For First Time Buyers & Investors
- Tenure - Freehold
- Two Double Bedrooms & A Single Bedroom
- Walking Distance to all Local Amenities
- No Onward Chain
- Tax Band - B



Lounge

2.91 x 3.56 (9'6" x 11'8")

A uPVC front door opens into a bright and spacious lounge, where a large sash window brings in plenty of natural light. Character features such as a coved ceiling combine with modern touches like vinyl flooring. The room also benefits from built-in storage and a radiator for comfort.

Hallway

2.17 x 2.55 (7'1" x 8'4")

The hallway features practical vinyl flooring and carpeted stairs leading to the first floor. A useful under-stairs storage cupboard is neatly tucked away, with doors providing access to both the kitchen and lounge.

Kitchen

2.86 x 3.56 (9'4" x 11'8")

This split-level kitchen offers both functionality and style, with a sash window overlooking the rear garden. A range of off-white cupboards is complemented by a black granite-effect worktop and integrated electric oven, hob, and stainless steel hood. There's space for white goods, a gas combi boiler, a large radiator, and durable vinyl flooring. A uPVC door provides access to the rear garden.

Landing

0.86 x 2.69 (2'9" x 8'9")

The carpeted landing features stairs leading both up and down, with a charming old fireplace acting as a focal point. A radiator ensures warmth, and doors lead to the master bedroom and bathroom.

Master Bedroom

4.55 x 3.94 (14'11" x 12'11")

This generous double bedroom features a large sash window to the front, allowing in natural light. Finished with a coved ceiling, soft carpeted flooring, and a radiator, it offers a comfortable and inviting space.

Bathroom

3.01 x 1.79 (9'10" x 5'10")

The bathroom includes an electric shower with enclosure, a pedestal sink, WC, and a towel point radiator. A sash window provides ventilation and overlooks the rear garden.

Landing

0.84 x 3.20 (2'9" x 10'5")

The upper landing continues the character of the home, with an old fireplace as a central feature. Carpeted flooring, a radiator, and access to two further bedrooms complete the space.

Bedroom 2

4.54 x 3.58 (14'10" x 11'8")

A spacious double bedroom with a large front-facing sash window. The room is finished with soft carpet and a radiator, making it a relaxing and well-lit retreat.



Bedroom 3

3.05 x 1.79 (10'0" x 5'10")

A bright single bedroom overlooking the rear of the property. Complete with carpeted flooring and a radiator, it's ideal as a child's room, guest room, or home office.

Rear Garden

To the rear, a concrete path leads from the back door to an alley providing street access. A water tap and steps guide you up to a raised paved decking area, followed by a long lawned garden. The space is enclosed by a mix of timber fencing, stone wall, and wire fencing—ideal for outdoor relaxation or family use.







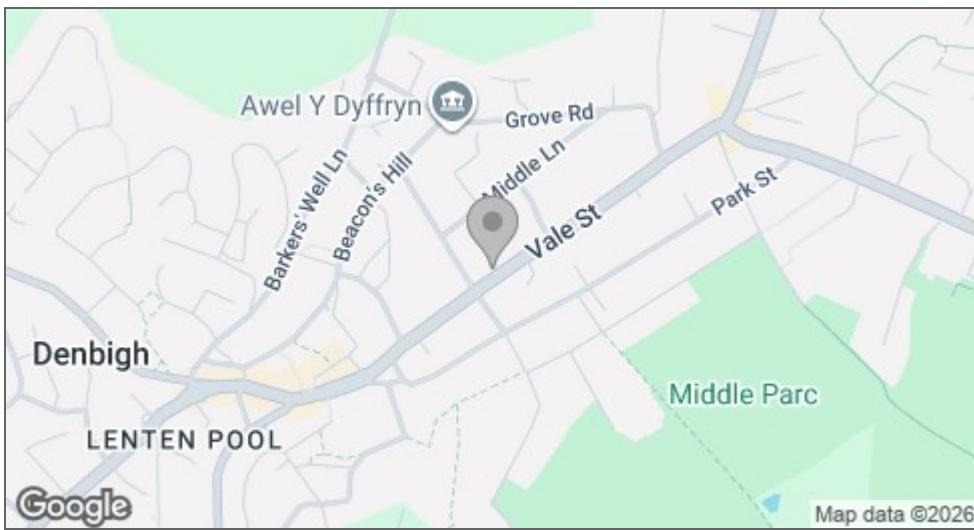


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ 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 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.

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.

