



Henllan Street, Denbigh LL16 3PF

£130,000

MONOPOLY BUY SELL RENT is pleased to offer this beautifully presented and modernised mid terraced property, ideally located within walking distance of Denbigh town centre. The property has been tastefully updated throughout, offering a bright and inviting lounge, spacious and contemporary kitchen, and a modern fitted ground-floor bathroom. The first floor provides two well-proportioned bedrooms, and benefits from uPVC double glazing, a composite front door, and a modern combi boiler. The low-maintenance rear garden offers a summer house with power, private off-road parking, a desirable south-west facing aspect with attractive views of the nearby castle. Immaculately presented and ready to move into, this charming property represents an excellent opportunity for first-time buyers or those seeking a well-appointed home in a convenient location.

- Mid Terrace Property
- Two Double Bedrooms
- Off-Road Parking to Rear
- Freehold Property
- Modernised Throughout
- Contemporary Bathroom
- South-west Facing Rear Garden
- Council Tax Band



Living Room

A stylish lounge with click-laminated flooring and a UPVC double-glazed window overlooking the front of the property, allowing plenty of natural light. The walls and ceilings have been replastered, giving the room a fresh, modern feel, while built-in alcove storage — including one unit housing the electrics (fitted approximately four years ago) — provides practical functionality. From the lounge, there is open access to the staircase and through to the kitchen.

Kitchen

Featuring dark blue painted units complemented by elegant gold handles and modern worktops. It comes equipped with an electric oven, fan, and hob, as well as a stainless steel sink and space for white goods. There is also useful under-stairs storage and a window overlooking the rear garden, making this a bright and practical cooking space. A door leads to the rear door and bathroom.

Bathroom

Fitted around three years ago, has been finished to a high standard with a contemporary black-and-white design. It includes a floating wall-mounted vanity unit with sink, a low-flush WC, and a P-shaped bath with a thermostatic shower and two shower heads above. The space is fully tiled from floor to ceiling and features a vertical radiator.

Master Bedroom

Generous master bedroom with carpeted flooring, with plenty of room for storage furniture and a uPVC double-glazed window overlooking the front of the property and a radiator.

Bedroom 2

Currently used as a dressing room, is carpeted and overlooks the rear of the property. It offers ample space for a triple wardrobe and includes a cupboard housing a five-year-old combi boiler.

Front Garden

A painted brick boundary wall with a small wrought iron gate opens onto a low-maintenance frontage, featuring neat astro turf, a slate border, and a stylish composite front door.

Rear Garden

Attractive and low-maintenance outdoor space. There is a paved seating area, steps leading up to a summer house with power (currently used as storage), and further steps to a private parking area. The garden is enclosed by wall and panel fencing and enjoys a desirable south-west facing aspect with beautiful views of the nearby castle.



MONOPOLY®

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01745 770575
denbighshire@monopolybuysellrent.co.uk
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | | |
| (55-68) | D | | 65 |
| (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 | | | |
| 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.

