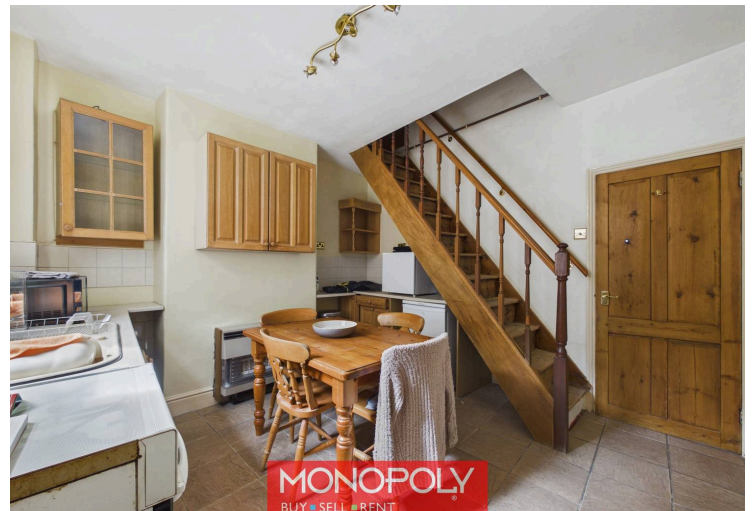




8 Brynffynnon Terrace, Denbigh - LL16 3LN

£120,000 Freehold

MONOPOLY BUY SELL RENT are pleased to offer for sale this characterful two-bedroom property, located in Denbigh within walking distance of local amenities. Denbigh is a historic market town offering a range of shops, cafes, schools, leisure facilities and everyday services, with good road links towards Ruthin, St Asaph, Rhyl and the A55 for travel across North Wales. The accommodation offers a practical layout with a lounge, kitchen diner, rear hallway, bathroom and two bedrooms, with traditional features including sash-style windows, wrought iron fireplaces and exposed wooden floorboards. Externally, the property benefits from a front garden with block paved patio and stone walling, together with a rear garden area offering access to the old outside toilet and rear access path. This property would make an ideal first-time buy, downsize or investment opportunity.



Lounge

11' 1" x 12' 4" (3.39m x 3.75m)

The lounge features a double glazed sash-style window to the front and a PVC door with obscure panel providing access to the front. A wrought iron fireplace with surround and stone hearth creates a characterful focal point, while the room also benefits from a radiator, built-in cabinet and built-in storage cupboard.

Kitchen Diner

11' 7" x 12' 0" (3.52m x 3.65m)

The kitchen diner is finished with tiled flooring and offers space for a dining table and chairs to the centre of the room. The kitchen is fitted with wooden cabinetry, speckled cream worktops and tiled splashbacks, with under-counter space for white goods and space for a separate oven and hob. There is also an electric fire, radiator and double glazed window to the rear. Wooden stairs with matching bannister and spindles rise to the first floor landing, with doors leading to the lounge and hallway.

Hallway

2' 8" x 3' 7" (0.82m x 1.09m)

The rear hallway is finished with tiled flooring and provides access to the bathroom, kitchen diner and rear garden.

Bathroom

7' 7" x 4' 8" (2.31m x 1.43m)

The bathroom is finished with tiled flooring and tiled walls. The suite includes a bath with an overhead shower and curtain rail, a basin with storage below and wall-mounted storage above the toilet. There is also a radiator and an obscure double-glazed window to the rear.

Landing

2' 6" x 2' 6" (0.76m x 0.77m)

The landing has wooden floorboards and provides access to the first floor accommodation, with wooden stairs leading back down to the kitchen diner.

Master Bedroom

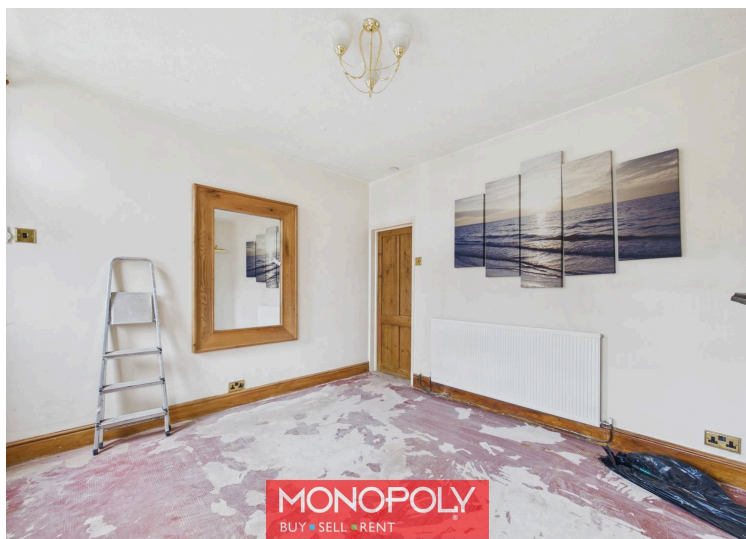
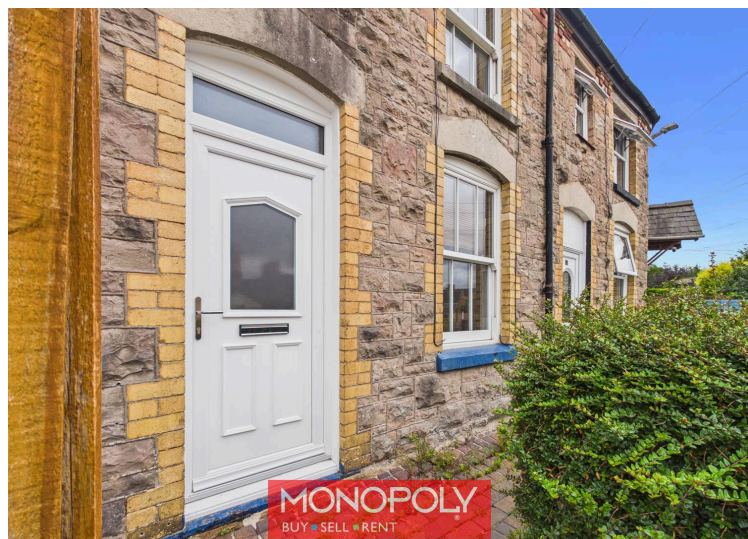
11' 2" x 13' 8" (3.40m x 4.16m)

The master bedroom features wooden floorboards, a double glazed sash-style window to the front and a radiator. A tiled hearth with wrought iron fireplace adds further character, with a wooden door leading back to the landing.

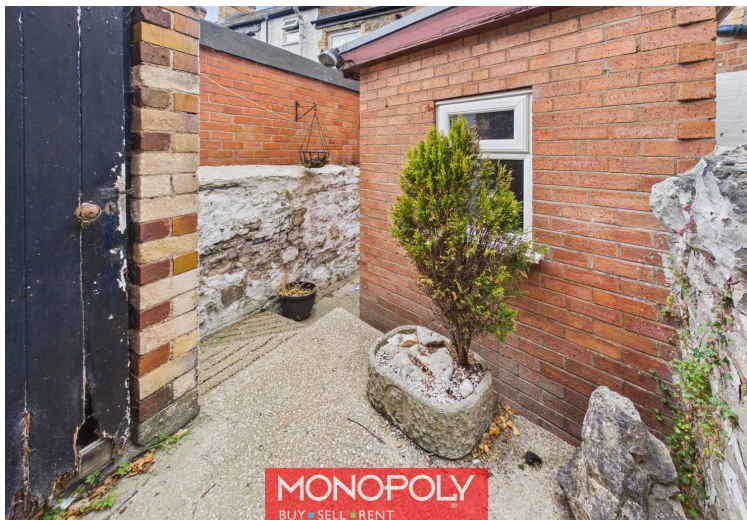
Bedroom 2

8' 2" x 11' 1" (2.50m x 3.39m)

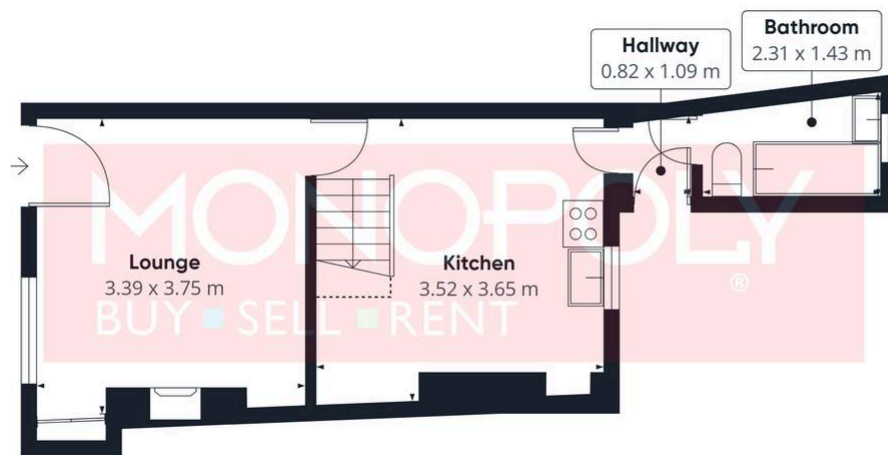
Bedroom two is finished with wood-effect vinyl tiles and has a double-glazed sash-style window to the rear. The room also benefits from a radiator, chimney breast vent and an airing cupboard housing the Logic combi boiler, with additional storage space.











Floor 0



Floor 1



Approximate total area⁽¹⁾

53 m²

Reduced headroom

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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