

williamslettings



17 Ael Y Bryn, Denbigh, LL16 3LD

£795

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EPC - D64 Council Tax Band - C Deposit - £795

Ael Y Bryn, Denbigh

2 Bedrooms - House

A two bedroom semi detached house located in Denbigh. The property has been recently decorated and comprises of lounge, kitchen, two bedrooms and a bathroom. Benefitting from a garden with spectacular views from the rear. Off road parking for two vehicles. To be considered for this property you will need an annual income of £23,850.00

Accommodation

Via a uPVC front door which leads into;

Porch

Having wooden door to storage cupboard and wooden door leading to;

Hallway

Comprising of lights, sockets and radiator, wooden door leading to;

Kitchen

12'3" x 7'1"

Having wall, drawer and base units, drainer sink with mixer tap over, space for electric oven and stove, window to the front elevation, sockets, washing machine, lights, extractor fan, black tile effect flooring and boiler.

Living room

13'3" x 11'5"

Comprising of fire place, sockets, lights, uPVC patio doors and window to the rear elevation, curtain poles and fitted blinds, wood effect laminate flooring.

Bedroom 1

11'0" x 9'10"

Having carpet, lights, sockets, curtain pole, built in wardrobe, vanity unit, storage cupboard, bedside tables, uPVC window to the front elevation.

Bedroom 2

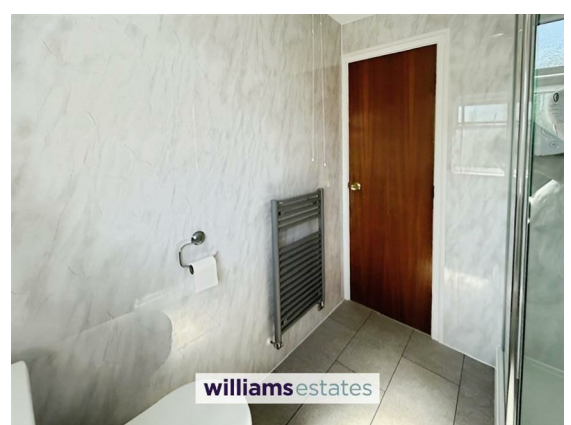
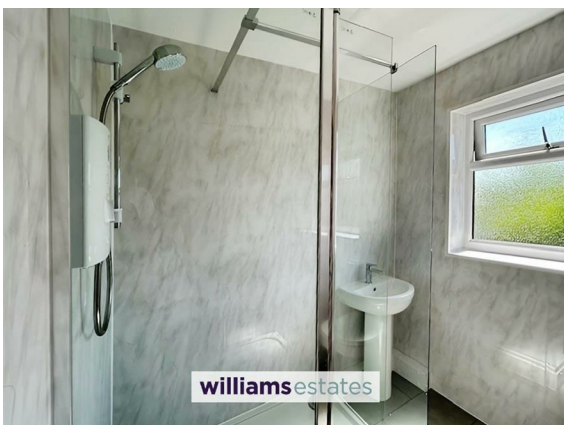
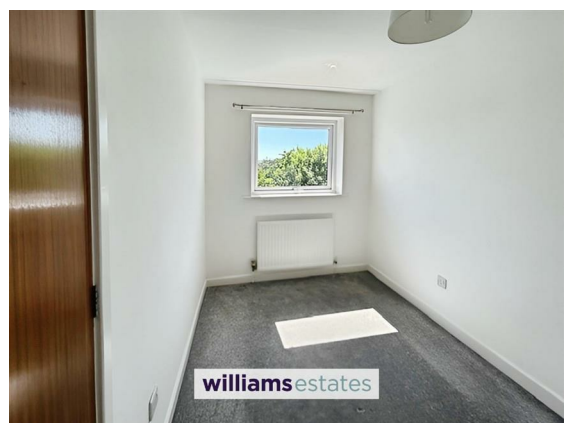
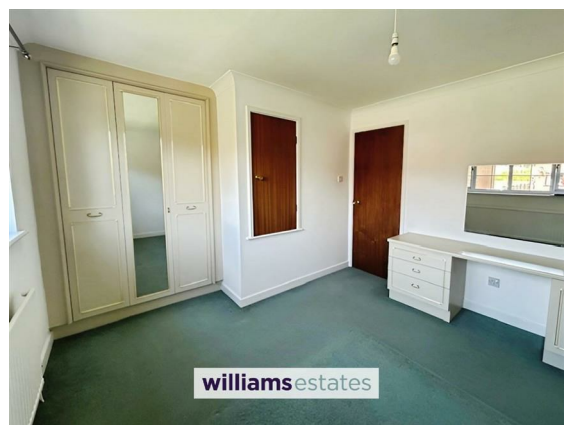
12'8" x 6'10"

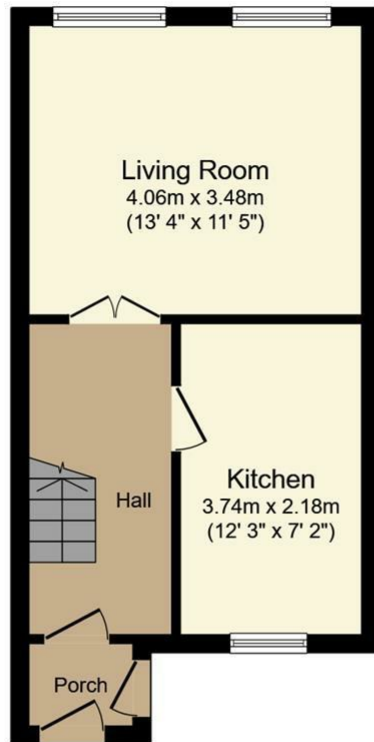
Having radiator, carpet, lights, sockets, built in wardrobe, curtain pole, uPVC window to the rear elevation.

Bathroom

6'9" x 6'0"

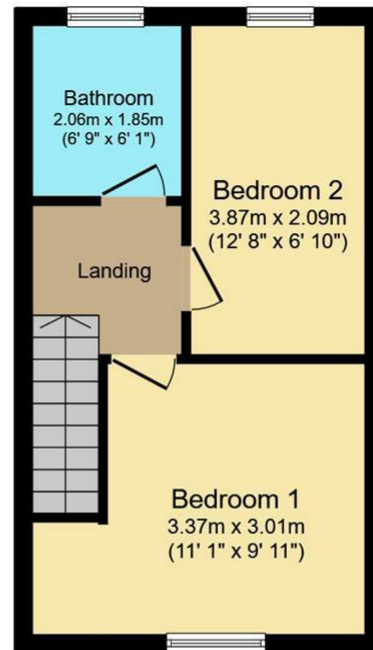
Having wall mounted shower head, fixed shower screen, wash basin, low flush WC, uPVC window to the rear elevation, lights and towel rail.





Ground Floor

Floor area 30.7 sq.m. (330 sq.ft.)



First Floor

Floor area 29.3 sq.m. (315 sq.ft.)

Total floor area: 59.9 sq.m. (645 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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