

# williamslettings



**23 Maes Cinmeirch Pentre, Llanrhaeadr,  
Denbigh, LL16 4NT**

**£1,100**

 2  1  1  B

**EPC - B83    Council Tax Band - New Build    Deposit - £1,100**

# Pentre, Denbigh

## 2 Bedrooms - Flat

A beautifully presented first floor two bedroom apartment available to let on a fully furnished basis. This new build property is furnished to a very high standard and comprised of one double bedroom, an office/study. Open plan living space with integrated appliances and spectacular views of the the clwydian range and a modern bathroom with large walk in shower. The property benefits from solar panels and an allocated parking space and is located close to The village post office, Nant -y-Felyn restaurant, a local garage and The Lodge fashion house and restaurant, there is also a bus stop which serves all major routes is on the main road with access via the front gate outside the property. To be considered for this property you will need an annual income of above £33,000.

Entrance hall leading to stairs to first floor

Open plan living space

13.06x15.08

A fully equipped living space with a range of modern kitchen units, integrated appliances, fully furnished to a high standard and spectacular views overlooking the clwydian range.

Bedroom 1

9.03x11.06

A fully furnished double bedroom with dual aspect upvc windows, carpet flooring.

Office or second bedroom as optional use

7.10x6.11

Upvc window carpet flooring this small room makes an ideal space for an office/study

Bathroom

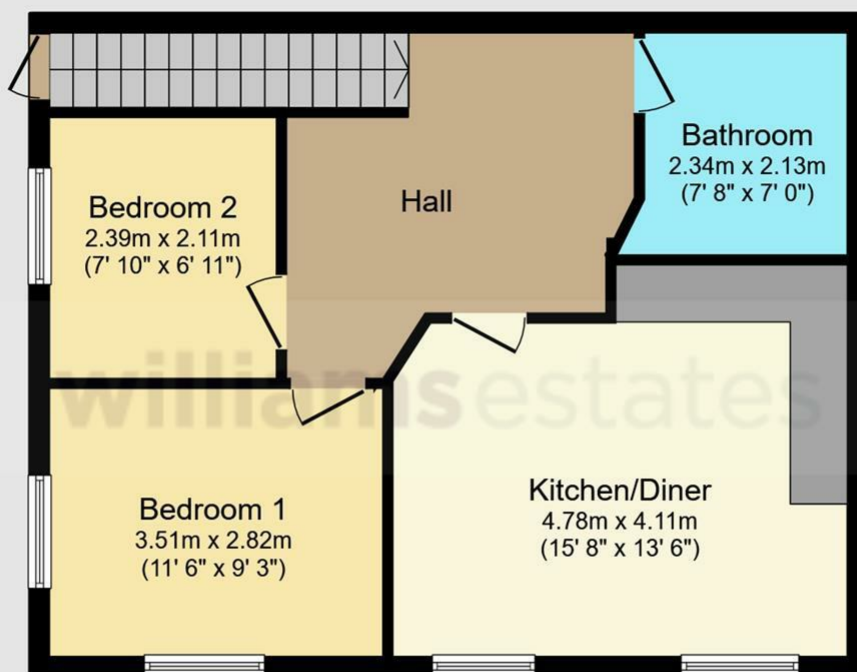
7.08x7.0

A modern bathroom with large walk in shower, heated towel rail, basin and push flush Wc spotlighting and tile flooring

Storage cupboard

An ideal space for storage, just off the hallway.





### Floor Plan

Floor area 54.9 m<sup>2</sup> (591 sq.ft.)

TOTAL: 54.9 m<sup>2</sup> (591 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](http://www.Propertybox.io)

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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