

# williamslettings



**12 Leicester Terrace, DENBIGH,  
Denbighshire, LL16 3NF**

**£795 PCM**

 2  1  1  E

**EPC - E46    Council Tax Band - B    Deposit - £795 PCM**

# Leicester Terrace, DENBIGH

## 2 Bedrooms - House - Terraced

Williams Estates are proud to offer to let this traditional two bedroom mid-terrace house located within walking distance of Denbigh Town Centre and all local amenities. Accommodation comprises of living room, modern fitted kitchen with separate utility room, two double bedrooms and bathroom. To the rear there is a small concreted yard and to the front there are fabulous views overlooking the Denbigh rooftops, quarry and the Clwydian Mountain Range. The property benefits from uPVC double glazing throughout and gas central heating. Internal inspection is highly recommended.

### Accommodation

A timber door with glass panel above opens into:

### Hall Way

Having panelled radiator, cupboard housing the gas meter and stairs off. A door with glass panels opens into:

### Living Room

Having a single and double panelled radiator, power points, telephone socket, TV aerial point, under stairs shelving, feature decorative cast iron fireplace and uPVC double glazed window to the front elevation enjoying views over the castle walls onto the Denbigh rooftops. Attractive double timber doors with glass panels open into the

### Kitchen

11'0" x 7'2"

Having a full range of modern wall, drawer and base units with worktops over, single stainless steel sink and drainer with mixer tap, tiled splash backs, wall mounted cupboard housing the electric meter and trip switches, beams to the ceiling, void for fridge freezer, gas cooker with four ring gas hob above, brick built fireplace that is ideal for storage or as a decorative feature of the room, tiled flooring and uPVC double glazed window to the rear elevation. An open doorway leads into a

### Utility Room

11'3" x 4'4"

Having single panelled radiator, plumbing for a washing machine, Belfast sink with tiled splash backs, matching tiled flooring, wall mounted central heating boiler, power points and a timber door with obscure glass panel opens onto the rear yard.

### Landing

Having a smoke detector and loft access hatch.

### Bedroom 1

11'1" x 9'6"

Having panelled radiator, two inbuilt storage cupboards providing ample hanging and shelving space, exposed timber flooring, feature cast iron fireplace, power points and a uPVC double glazed window again enjoying superb views of the Denbigh rooftops and the Clwydian Range beyond.

### Bedroom 2

10'10" x 7'3"

Having power points, panelled radiator and a uPVC double glazed window to the rear elevation.

### Bathroom

Comprises of a modern white three piece suite being a low flush WC, pedestal washbasin and panelled bath with an electric Jade shower above, tiled splash backs, panelled radiator, in built airing cupboard housing the hot water cylinder, vinyl flooring and obscure uPVC double glazed window to the rear elevation.

### Outside

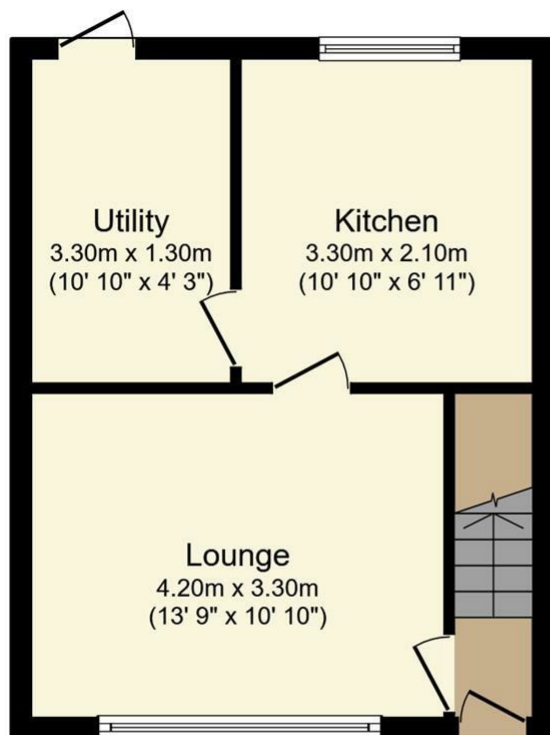
To the rear there is a small enclosed concreted rear yard with a timber gate providing access to the rear.

### Directions

Proceed from our Office towards Lentenpool Roundabout, turn left into Love Lane, turn next left into Castle Street & bare left into Tan Yr Gwalia drive through the bridge in the Castle and turn left into Leicester Terrace where the property can be seen on the right hand side.

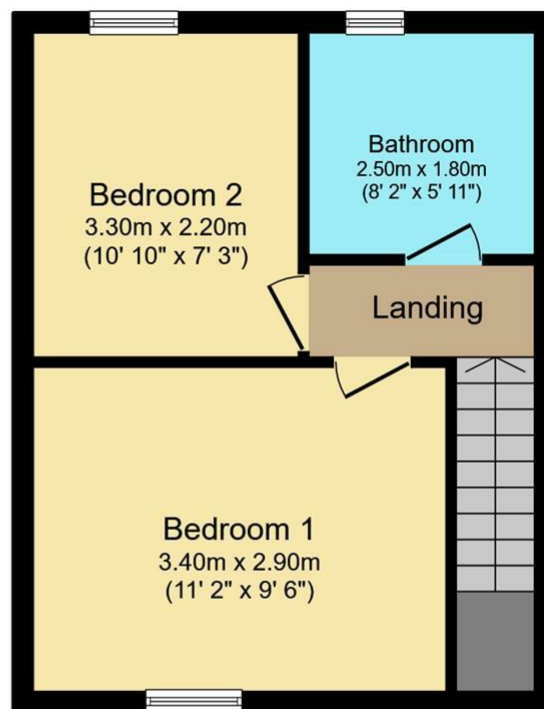






### Ground Floor

Floor area 34.2 sq.m. (368 sq.ft.)



### First Floor

Floor area 34.2 sq.m. (368 sq.ft.)

Total floor area: 68.3 sq.m. (736 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)

**williams**  
estates

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(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	

Call us on  
01745 299399

[Lettings@williamsestates.com](mailto:Lettings@williamsestates.com)

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.

**williams**lettings