

# williamslettings



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

**£900 Per Calendar Month**

 2  1  1  B

**EPC - B83**

**Council Tax Band - New Build  
Per Calendar Month**

**Deposit - £900**

# Pentre, Denbigh

## 2 Bedrooms - Flat

A beautifully presented 2 bedroomed ground floor apartment available To let in Llanrhaeadr, this newly built apartment is situated between Ruthin & Denbigh and consists of an open plan living and kitchen area with modern fixtures and fittings, integrated oven & hob, fridge freezer and freestanding washing machine. Bathroom with shower cubicle, double bedroom and single bedroom with dual aspect windows, the apartment has gas central heating and benefits from solar panels and one allocated parking space.

To be considered for this property you will need an annual income of above £27,000

### Hallway

12'2" x 3'0"

Hallway with tiled flooring and storage cupboard housing boiler & solar panel system

### Bedroom 2

6'8" x 11'3"

Single bedroom with dual aspect Upvc windows, carpet flooring, radiator and double plug socket

### Bedroom 1

11'2" x 10'3"

A double bedroom with upvc window, carpet flooring, radiator and double plug sockets

### open plan lounge/kitchen

12'1" x 21'6"

A beautifully presented living space, premium German kitchen with wall and base units, integrated fridge freezer, electric oven, hob and hood, freestanding washing machine, modern sink & drainer, a large breakfast bar separates the lounge area from the kitchen all with double sockets and radiators, spot light lighting and tiled flooring.

### Bathroom

5'6" x 6'1"

Bright & modern, push button flush WC basin, enclosed shower cubicle & heated towel rail







TOTAL: 54.5 sq.m. (587 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) <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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