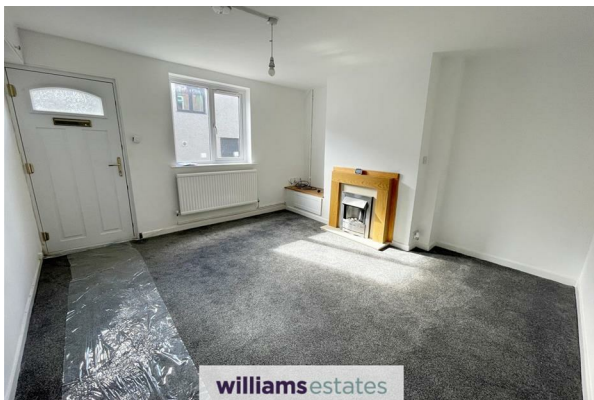


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3 Maes Y Coed Terrace, Denbigh, LL16 3ED

£825



EPC - C74

Council Tax Band - B

Deposit - £825

Maes Y Coed Terrace, Denbigh

2 Bedrooms - House - Terraced

A well presented mid-terraced house located in the lower Denbigh area and close to all local amenities. The property briefly comprises two bedrooms, living room, kitchen/diner, bathroom and patio area to the rear. It has double glazing and gas central heating. EPC - C. Council Tax Band - B.

Accommodation

To the front is a slabbed area with steps leading to front door which in turn leads to

Living Room

12'8" x 13'0"

A bright and airy room with uPVC double glazed window to the front elevation, gas fire with wooden surround, double radiator, door leads to

Kitchen/Diner

13'6" x 12'7"

With a range of modern base and wall units, complimentary worktops and tiled splash backs, stainless steel sink with drainer. Fitted electric oven and four ring electric hob with extractor fan over. Voids for washing machine and dishwasher, space for table and chairs and tall fridge freezer, double radiator, under stairs storage cupboard, uPVC double glazed window to the rear elevation and part glazed uPVC double glazed door to the rear patio area, stairs leading off to

Landing

Doors leading to

Bedroom One

11'2" x 13'2"

A bright and spacious double room with two recessed double wardrobes, double radiator, loft access hatch, uPVC double glazed window to the front elevation

Bedroom Two

9'7" x 13'7"

Double room with recessed cupboard housing the boiler and slatted shelves, radiator, uPVC double glazed window to the rear elevation

Bathroom

6'8" x 6'6"

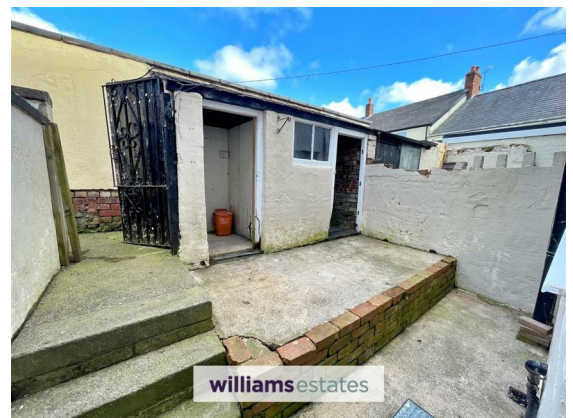
Three piece bathroom suite comprising bath with electric shower over, wash hand basin with pedestal, tiling to the bath and shower areas and half height to the rest of the room. Vinyl floor, obscure uPVC double glazed window to the rear elevation, radiator

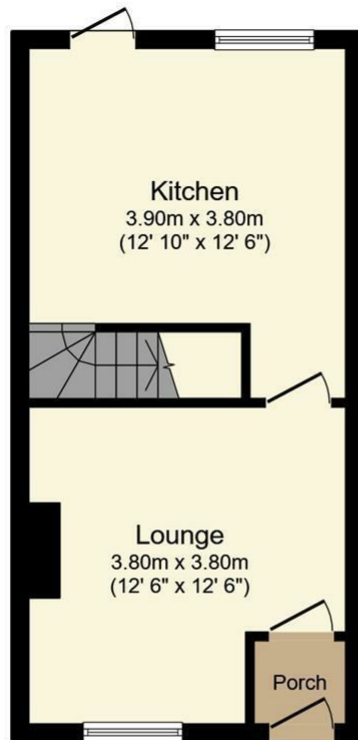
Outside

There is a split level concreted area to the rear of the property with an outhouse on the raised level providing storage space, a gated access leads to the shared rear pathway of the terrace

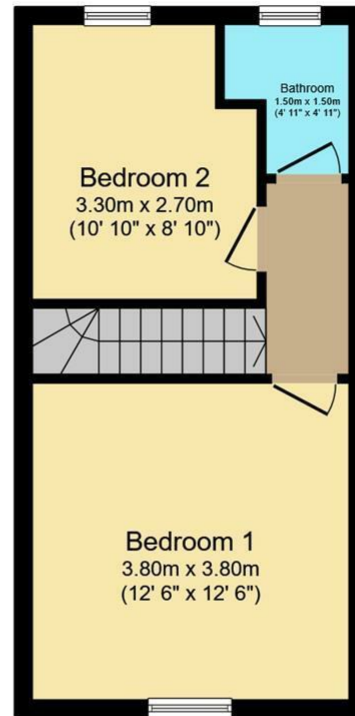
Directions

From our Williams Estates Office, continue to the bottom of Vale Street, at the traffic lights, keep left onto Rhyl Road and take your second left onto Maes Y Coed, in between the Masons Arms and Simply Fish & Chips.





Ground Floor
Floor area 30.8 sq.m. (331 sq.ft.)



First Floor
Floor area 30.8 sq.m. (331 sq.ft.)

Total floor area: 61.6 sq.m. (663 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		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
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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.

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