

# williams estates

LAND AT TEGFAN, DENBIGH



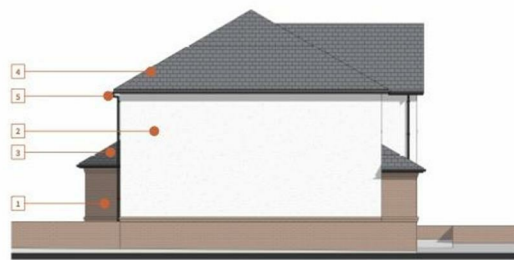
**F** Front Elevation  
1:100



**RH** RH-Side Elevation  
1:100



**R** Rear Elevation  
1:100



**LH** LH-Side Elevation  
1:100

**MATERIALS KEY**

1 Masonry Brickwork to Approved Sample	3 Slate Roof	5 Black uPVC Rainwater Pipes	7 Black Wood Effect uPVC Windows
2 Off-white Render	4 Black Wood Effect Fascia's and Soffits	6 Black Framed Bi-folding Doorset	8 Black Up and Over Garage Door

**PL.05 - GA-Elevations**

Land at Tegfan | Denbigh  
SCALE: As Indicated @ A3 | JULY 2023 | REVISION: P2  
Drawing Scale 1:100 @ A3



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**1** Proposed Sitelines



**GF** Ground Floor Plan  
1:100



**1F** First Floor Plan  
1:100

**PL.06 - Proposed Sitelines**

Land at Tegfan | Denbigh  
SCALE: 1:100 @ A3 | JULY 2023 | REVISION: P2

**PL.05 - GA-Plans**

Land at Tegfan | Denbigh  
SCALE: 1:100 @ A3 | JULY 2023 | REVISION: P2

## Tegfan Lon Llewelyn, Denbigh, Denbighshire, LL16 3NP

**£125,000**



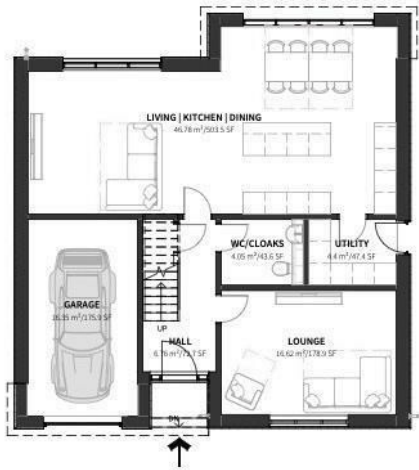
**EPC - null Council Tax Band - Tenure - Freehold**

# **Lon Llewelyn, Denbigh**

## **0 Bedrooms - Land - Building Plot**

Opportunity to acquire a building plot with planning permission for a four bedroom detached dwelling. Site/development area is approx 0.06 hectre with total floor area inc garage is approx 173.50m<sup>2</sup> or 1870ft<sup>2</sup>. Plans for a large open plan living/kitchen/dining, utility off kitchen, separate snug and ground floor cloakroom. To the first floor four double bedrooms, two with en-suite and dressing areas. Integral single garage.





**GF** Ground Floor Plan  
1:100



**FF** First Floor Plan  
1:100

**PL.04 - GA-Plans**

Land at Tegfan | Denbigh  
SCALE: 1:100 @ A3 | MARCH 2023 | REVISION: P1



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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.