

williams estates

LAND AT TEGFAN, DENBIGH



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



LAND AT TEGFAN, DENBIGH

1 Proposed Structure



GF Ground Floor Plan



1F First Floor Plan

PL.06 - Proposed Structure

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

PL.06 - GA-Plans

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

Tegfan Lon Llewelyn, Denbigh, Denbighshire, LL16 3NP

£120,000



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 173.50m² or 1870ft². 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.