



## Liverpool House, 9 Henllan Place, Denbigh, Denbighshire, LL16 3TN

**£215,000**

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**EPC - D59**

**Council Tax Band - B Tenure - Freehold**

## SUMMARY

Video tour available..... Available for sale a modern three bedroom house with Shop/Office facilities attached with the potential of possibly extending the property also. The property offers a spacious kitchen/ breakfast room, conservatory, utility room, lounge, with three bedrooms, master having en-suite, large modern bathroom and downstairs WC. To the outside of the property there is a well maintained rear garden and off-street parking with driveway. To the side of the property there is planning permission for a three bedroom house or potential for an extended garden. Attached to the property is a Shop/Office unit with spacious frontal office, store room and WC off. Internal viewing is highly recommended. Epc Rating D (59)



## Accommodation

A uPVC door gives access into:

### Entrance Hallway

Having power points, radiator and stairs off to first floor accommodation

### Living Room

11'6" x 10'0" (3.51 x 3.05)

Having uPVC window to the side elevation, power points, radiator and uPVC door to the side elevation.

### Kitchen/Breakfast Room

12'3" x 7'5" (3.73 x 2.26)

Having a full range of modern white wall, drawer and base units with wine rack and attractive worktops over, integrated dishwasher, integrated electric oven with four ring gas hob and extractor hood over, having one and a half sink and drainer with mixer tap, tiled splash backs, power points, combination central heating and hot water boiler, quality tiled floors with an arch leading into:

### Conservatory

8'4" x 6'1" (2.54 x 1.85)

With PVC construction around, continued tiled flooring to the kitchen, radiator, power points, timber and glass panelled door leads to:

### Utility room

6'11" x 6'2" (2.11 x 1.88)

Having modern wall and base units with marble effect worktops over, plumbing for a washing machine, tiled splash backs, power points, tiled flooring and radiator. A further timber door leads to the

### Downstairs Cloaks

Comprising of a low flush WC, modern stainless steel wash hand basin with chrome tap set in a glass unit, radiator, floor to ceiling tiled walls, exposed beam and obscure uPVC window to the side elevation.

### First Floor Landing

Power points, radiator, loft access hatch and uPVC window to the front elevation

### Bedroom One

14'8" x 13'2" (4.47 x 4.01)

A larger than average bedroom with power points, TV aerial socket, double panelled radiator and attractive square bay window with seating area to the front elevation.

### En Suite

Comprises of a low flush WC, pedestal wash hand basin with mixer tap, shower enclosure, radiator, loft access hatch and extractor fan.





### Bedroom 2

14'9" x 9'4" (4.50 x 2.84)

With power points, TV socket, radiator and uPVC deep sill window to the rear elevation.

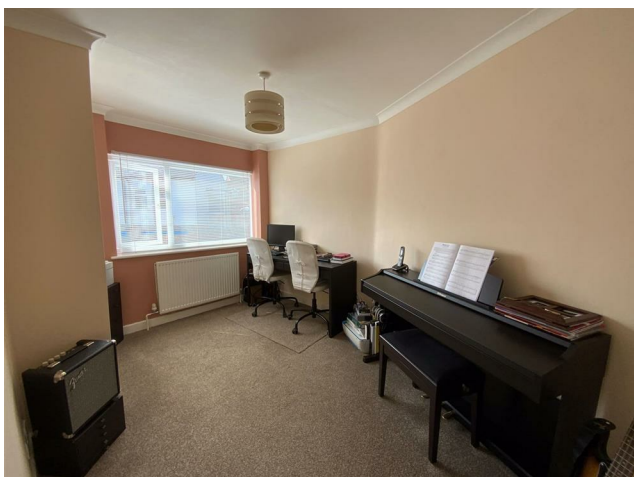
### Bedroom Three

12'4" x 7'2" (3.76 x 2.18)

With power points, radiator, TV socket and uPVC window to the rear elevation.

### Family Bathroom

A large bathroom with a modern white suite comprising of a low flush WC, bidet, corner bath, double walk-in shower enclosure, pedestal wash hand basin, floor to ceiling tiled walls and obscure uPVC window to the side elevation.



### Outside

The front of the property is approached via a wrought iron gate provides access to the small front garden. A pathway adjacent to the property leads to the lawned garden to the rear with timber panelled fencing surrounding. From the living room a uPVC door provides access to the rear parking area providing ample off-street parking. A further uPVC door provides access into the rear of the Shop/Offices.

### Offices

20'2" x 14'8" (6.15 x 4.47)

With the potential of being a shop/ office or to be renovated into an extra sitting room/ extension onto the property.

With power points, good size glazed frontal area and timber and glazed door to the front providing access.



### Rear Store Area

11'0" x 5'5" (3.35 x 1.65)

Having the space for ample storage and shelving with lighting, housing the electric meters, a further doorway leads to the:

### W.C

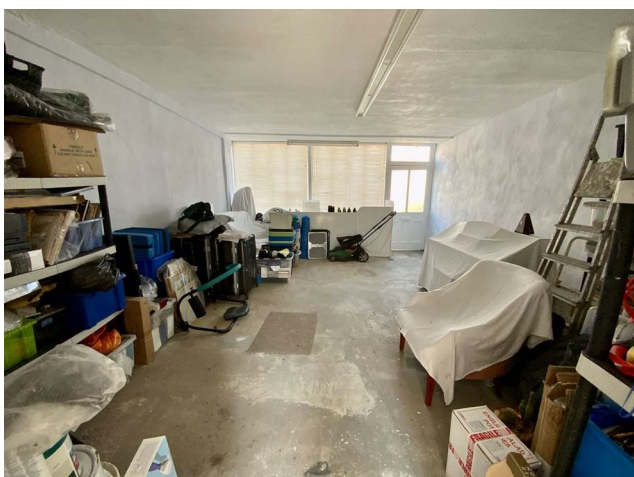
Comprises of a low flush WC, pedestal washbasin with tiled splash backs and hot water facilities.

### Plot of Land

To the side of the property there is planning permission for a three bedroom house or potential for an extended garden.

### Description

?A modern three bedroom house with Shop/Office facilities attached with the potential of possibly extending the property also. Located close to the town centre amenities and excellent bus routes. The property offers a spacious kitchen/ breakfast room,



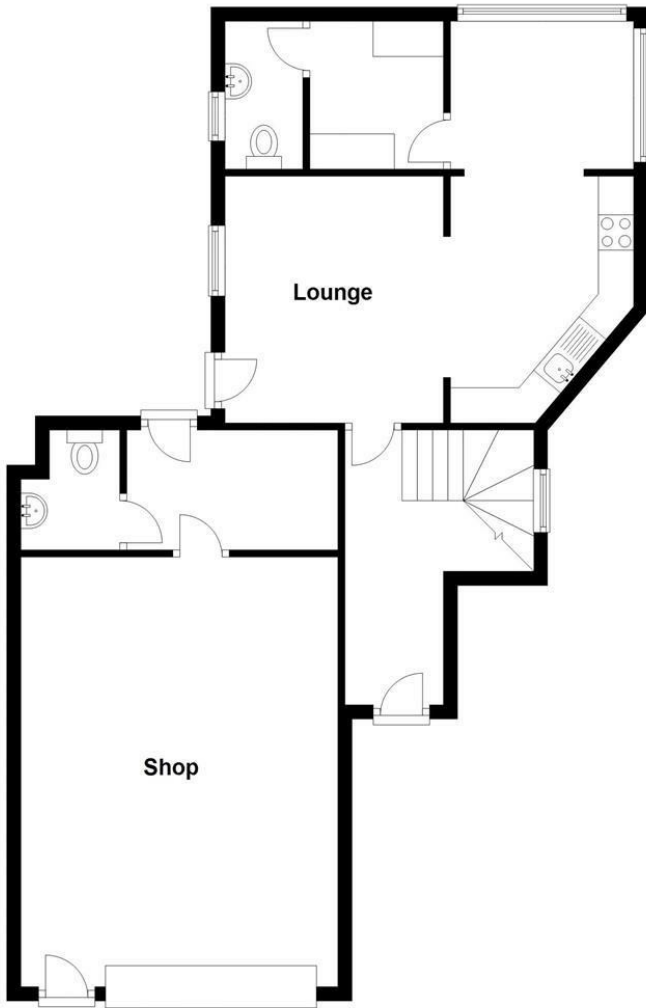
conservatory, utility room, lounge, with three bedrooms, master having en-suite, large modern bathroom and downstairs WC. To the outside of the property there is a well maintained rear garden and off-street parking with driveway. To the side of the property there is planning permission for a three bedroom house or potential for an extended garden. EPC Rating D59.



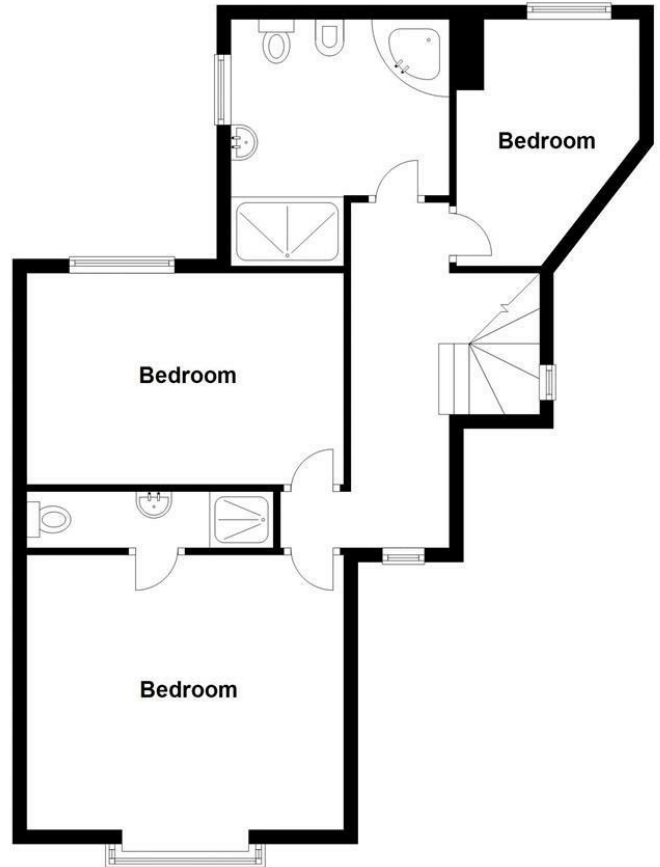




Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.