



**3 Bryn Y Parc Park Street, Denbigh,
Denbighshire, LL16 3DB**

£225,000



EPC - TBC Council Tax Band - C Tenure - Freehold

Park Street, Denbigh

2 Bedrooms - Character Property - Terrace

Video Tour Available... Offered for sale a grade 2* listed early town-house in a prominent central location of the historical town Denbigh. The external form of the building suggests its early origins, whilst exterior detail had consistent 1640's character. The property has been beautifully modernised whilst retaining much of its character. The accommodation briefly affords kitchen/ breakfast room, inner hallway, downstairs shower room, lounge, spacious sitting room to the first floor which was used as a servants hall, second bedroom and stairs to third floor which leads to bedroom one. Additional benefits include gas central heating, off road parking, garden to the front and well maintained courtyard to the side. Must be viewed to be fully appreciated.



Accommodation

Modern glazed front door with dual aspect windows to each side, leads into:

Kitchen/Breakfast Room

16'3" x 12'7" (4.95 x 3.84)

Offering a range of wall, drawer and base units with work surfaces over, integrated oven and electric hob with extractor hood above, space for tall standing fridge/freezer, plumbing for washing machine, space for dishwasher, stainless steel sink, tiled splash back, gas central heating boiler, tiled flooring, feature beamed ceiling and breakfast bar, radiator, power points, deep sill window to the front, timber door leads to the side.

Hall

With under stairs storage, radiator, power points, window to the side and stairs off to the first floor.

Lounge

15'9" x 14'6" (4.80 x 4.42 (4.79 x 4.41))

Feature inglenook fireplace with multi-fuel log burner on a tiled hearth, radiator, power points, tiled flooring, feature beamed ceiling and double glazed window to the side.

Timber door leads to the side courtyard.

Shower Room

8'6" x 3'11" (2.59 x 1.19)

Offering a white suite with low flush W.C, pedestal wash basin, corner shower cubicle, heated towel rail, part tiled walls, and obscure glazed window to the side.

Sitting Room

25'4" x 17'3" (7.72 x 5.26)

Dating back to the history, a large servants room which offers feature beamed ceiling, fireplace with multi-fuel log burner, radiator, power points and double glazed windows to each side.

Inner Hall

Under stairs storage cupboard, door and stairs off to further accommodation.



Bedroom Two

16'10" x 12'0" (5.13 x 3.66 (5.12 x 3.65))
(minimum 6'4 X 5'10)

Having double glazed window to the front, radiator and power points.

Bedroom One

16'9" x 12'2" (5.11 x 3.71)

With stunning views of Denbigh town and the countryside hills, radiator, power points and double glazed window to the front.

Outside


The property is approached via shared access driveway, offering parking for two vehicles and timber shed.

Paved pathway leads to the front lawn and entrance.

To the side, easy maintenance courtyard with grey chippings, timber fencing around and access via timber gate which leads to the main road on Park Street.



Energy Efficiency Rating

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