



**34 Park Street, Denbigh, Denbighshire,
LL16 3DB**

£275,000

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EPC - D60

Council Tax Band - D

Tenure - Freehold

Park Street, Denbigh

4 Bedrooms - House - Terraced

This Period Townhouse is situated in the heart of Denbigh Town Centre and is within walking distance of all of the amenities the High Street and Town have to offer. The property lends itself to its flexible living accommodation and being spread out across three storeys it's ideal for multigenerational living or large families! This unique property offers three reception rooms, four bedrooms and two bathrooms. Internal viewing is highly encouraged to appreciate what this property has to offer!



Description

In brief the accommodation comprises two reception rooms and kitchen to the ground floor, two bedrooms and bathroom to the first floor and two bedrooms, dressing room and shower room to the third floor.

Denbigh is a historic market town situated in the Vale of Clwyd and provides a range of shopping facilities as well as leisure centre and golf club, the A55 is approximately 7 miles away providing great links to Holyhead, Chester and beyond.

Accommodation

Having a timber door providing access into the ;

Front Reception Room

15'3" x 12'2" (4.65 x 3.71)

Having lighting, power points, radiator, a window to the front and door leading into the;

Snug

16'8" x 8'11" (5.08 x 2.72)

Having lighting, power points, feature brick fire place with dual aspect log burner, original slate flooring, a window looking out to the garden, stairs to the first floor and access into the ;

Kitchen

16'11" x 11'5" (5.16 x 3.48)

Comprising wall, drawer and base units with complementary worktops over, bespoke oak wall units, void and plumbing for dishwasher, void and plumbing for washing machine, void for tall standing fridge/freezer, integral electric cooker with gas hob over, two bowl sink with mixer tap over, feature brick fire place with dual aspect log burner, original slate flooring, two windows into the rear garden and a door providing access into the garden.

First Floor Landing

Having lighting, power points, in-built storage cupboard and doors off.



Bedroom

18'4" x 13'3" (5.59 x 4.04)

A great-sized bedroom, currently being used as a crafts room, with lighting, power points, radiator, two windows into the garden and a vaulted ceiling with skylight

Bedroom

13'11" x 12'7" (4.24 x 3.84)

Having lighting, power points, radiator and window to the front.

Bathroom

Having a corner bath with mixer tap over, pedestal hand wash basin, low flush WC and a velux window to the side.

Second Floor Landing

Having lighting and doors off.

Bedroom/Office/Snug

14'7" x 12'11" (4.45 x 3.94 (4.44 x 3.93))

Having lighting, power points, radiator, in-built storage cupboard and a timber framed window to the side

Bedroom

17'10" x 9'11" (5.44 x 3.02)

Having lighting, power points, radiator and a window to the front.

Dressing Room

12'8" x 11'11" (3.86 x 3.63)

Having lighting, power points, radiator and a window to the front.

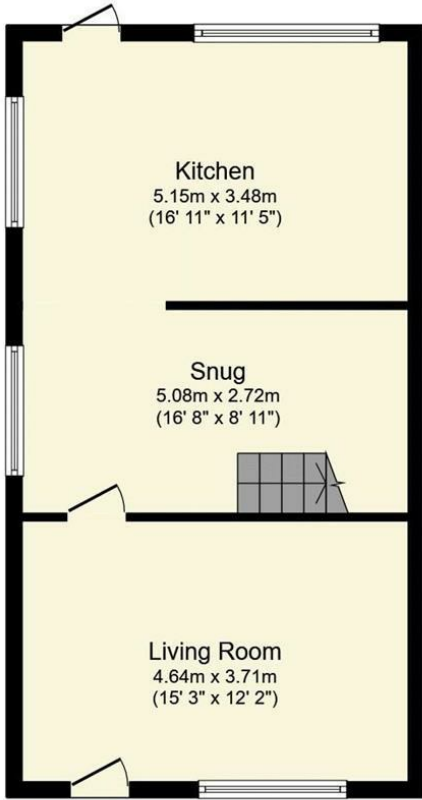
Shower Room

Having a walk-in shower enclosure, wall-mounted hand wash basin, low flush WC, radiator and a uPVC double glazed window to the rear.

Outside

The gardens at the rear benefit from being low maintenance by being entirely paved. With seating area, planters and space for storage shed. Entirely enclosed for privacy.

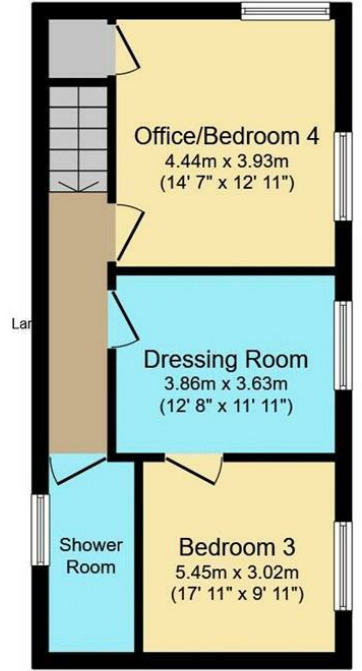




Ground Floor



First Floor



Second Floor

Total floor area 134.2 m² (1,444 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (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.