

**55 Lon Tywysog, Denbigh,
Denbighshire, LL16 4AF**

£270,000

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EPC - C69

Council Tax Band - E Tenure - Freehold

SUMMARY

A three bedroom modern family home situated on the popular Myddleton Park, Denbigh. Viewing is highly recommended to appreciate this beautiful home. Simply Must Be Viewed. EPC Rating C69.



Description

Located in the favourable residential area of Myddleton Park with close proximity to local amenities. With the A55 expressway being within easy access, this spacious property is conveniently placed for potential buyers who have links to Chester, Liverpool, Manchester etc.

The accommodation comprises entrance hall, living room, kitchen/ breakfast room, downstairs cloaks, three bedrooms and modern family bathroom.

Private sunny garden to the rear located on a good size corner plot with additional patio areas, ideal for dining Alfresco.

Further benefits include double glazing throughout and ample off road parking.

Accommodation

uPVC double glazed door leads into:

Entrance Hallway

Having power points, doors and stairs off to further accommodation.

Kitchen/Breakfast Room

25'7" x 12'0" (7.80 x 3.66 (7.79 x 3.65))

Offering a range of bespoke oak wall, drawer and base units with complementary work surfaces over, integral oven and five ring gas hob with extractor over, plumbing for washing machine, stainless steel sink, space for fridge freezer, tiled splash back, inset spotlighting, under stairs storage cupboard, radiators, power points and dual aspect uPVC windows to the front and rear.

Downstairs Cloaks

5'5" x 2'6" (1.65 x 0.76)

Having low flush W.C, pedestal wash basin and gas central heating boiler.

Lounge

22'1" x 12'1" (6.73 x 3.68)

Having triple aspect uPVC windows, feature fireplace with inset wood burning stove, radiators and power points.

Landing

With loft access hatch, power point and doors off.

Bedroom One

12'5" x 10'9" (3.78 x 3.28)

Having radiator, power points, fitted wardrobes with sliding mirrored doors and uPVC double glazed window to the front elevation.





Bedroom Two

15'3" x 9'9" (4.65 x 2.97)

(minimum width 5'10)

Having radiator, power points and uPVC dual aspect double glazed windows to the rear.

Bedroom Three

11'1" x 8'9" (3.38 x 2.67)

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

Family Bathroom

8'8" x 6'0" (2.64 x 1.83)

Offering a white suite with low flush W.C, vanity unit with basin, panel bath and shower over, part tiled walls, inset spotlighting, radiator and uPVC double glazed window to the rear.



Outside Additional Room

19'1" x 9'5" (5.82 x 2.87)

Currently used as an outdoor bar/ sitting room with tiled flooring, power points, inset spotlighting, wall mounted fire and uPVC double glazed French doors.

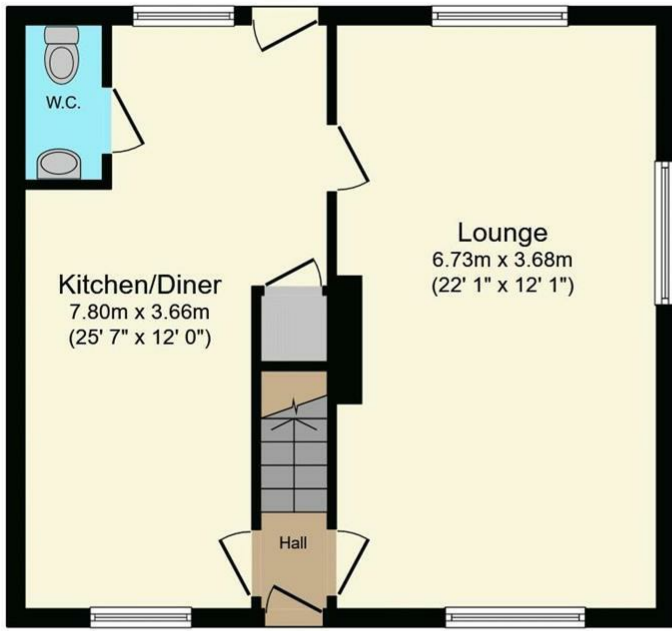
Outside

The outside of the property is set on a corner plot which is mainly laid to lawn bounded by timber fencing and paved/ gravelled patio areas.

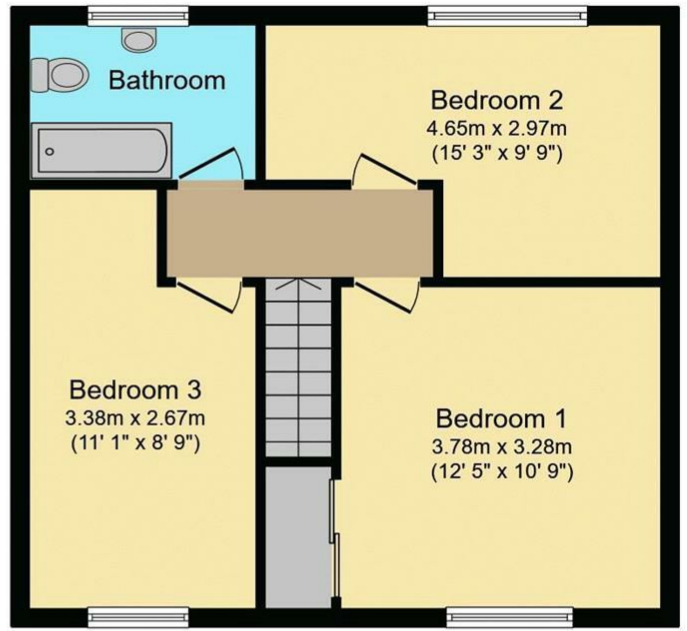
Timber gate leads to the rear, providing a driveway for off road parking.







Ground Floor



First Floor

Total floor area 101.7 m² (1,094 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	69	
(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.