

**6a Love Lane, DENBIGH, Denbighshire,  
LL16 3LU**

**£325,000**

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**EPC - C70    Council Tax Band - B    Tenure - Freehold**

# Love Lane, DENBIGH

## 4 Bedrooms - House - Terraced

Video Tour Available... Offered for sale a four bedroom maisonette with garage below. Set in a convenient position within a short distance of Denbigh Castle and having fabulous views over the rooftops. The accommodation briefly comprises of three bedrooms to the first floor, modern bathroom, kitchen, dining room and lounge, further bedroom to the second floor with en-suite and walk-in wardrobe and further sitting room. Further benefits include a patio balcony area to the first floor with fabulous, working garage unit below with ample space, double glazing and gas central heating. Viewing highly recommended. EPC Rating C70.



### Description

Denbigh is an historic market town within the beautiful Vale of Clwyd, being approximately 7 miles off the A55 Expressway at St Asaph which provides excellent access along the North Wales Coast to Chester and the motorway network beyond. A four bedroom maisonette with garage below, set in a convenient position within a short distance of Denbigh Castle and having fabulous views over the rooftops. The accommodation briefly comprises of three bedrooms to the first floor, modern bathroom, kitchen, dining room and lounge, further bedroom to the second floor with en-suite and walk-in wardrobe and further sitting room. Further benefits include a patio balcony area to the first floor with fabulous views, working garage unit below with ample space, double glazing and gas central heating. EPC Rating C70.

### Accommodation

A uPVC double glazed door leads into:

#### Entrance Hall

Having stairs leading off to accommodation on first floor. Side access to the garage.

#### Landing

Accommodation off:

#### Living Room

14'8" x 10'4" (4.47 x 3.15)

Having oak flooring, TV Ariel point, telephone and power points, radiator, under stairs storage, dual aspect uPVC double glazed windows to the rear and further window to the side.

#### Dining Room

13'9" x 15'0" (4.19 x 4.57)

Continued oak flooring, wood effect wall mounted gas fire, radiator, power points and uPVC double glazed patio doors leading out to the rear patio, balcony area.

#### Kitchen

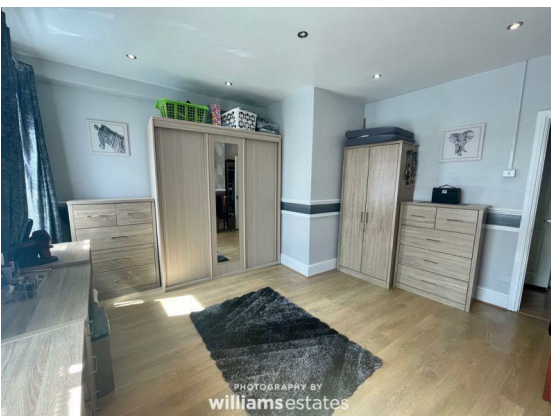
9'11" x 9'7" (3.02 x 2.92)

Offering a full range of wall, drawer and base units with worktops over, stainless steel sink, tiled splash backs, wall mounted combination boiler, plumbing for washing machine, void for dishwasher, space for fridge freezer, integrated gas hob and electric oven with extractor hood over, power points and uPVC double glazed window to the rear elevation.

#### Bedroom One

13'4" x 13'4" (4.06 x 4.06)

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



### Bedroom Two

13'3" x 10'9" (4.04 x 3.28)

With storage cupboard, radiator, power points and uPVC double glazed window to the front.

### Bedroom Three

12'4" x 9'1" (3.76 x 2.77)

With built-in wardrobes, radiator, power points and uPVC double glazed window to the front.

### Bathroom

7'7" x 7'11" (2.31 x 2.41)

Offering a modern suite with low flush W.C, vanity unit with wash basin, panelled bath with shower over, extractor fan, heated towel rail, storage cupboard, fully tiled walls and inset spotlighting.

### Second Landing

#### Sitting Room

12'11" x 13'11" (3.94 x 4.24)

(Minimum Width 9'9)

Arch ceiling with radiator, power points, under eaves storage, double glazed Velux window to the front and door leads to a larger than average storage space, potential for conversion.

#### Master Bedroom

17'2" x 10'9" (5.23 x 3.28)

Having loft access hatch, power points, radiator and double glazed Velux windows to the front and rear.

Door leads into:

#### En Suite

10'8" x 4'9" (3.25 x 1.45)

Comprising of a white suite with low flush WC, pedestal wash basin, shower enclosure with glass screen, part tiled walls, eaves storage, radiator and double glazed Velux window.

#### Walk-in Wardrobe

10'1" x 5'8" (3.07 x 1.73)

Previously used as a small kitchen, potential to be a walk in wardrobe.

Having stainless steel sink, power points and ample storage space.

#### Outside

Being paved and artificial grass for ease of maintenance, ideal for a seating area and brick built storage shed. The patio is surrounded by timber fencing giving superb views of Denbigh and surroundings.

#### Working Garage

23'9" x 40'6" (7.24 x 12.34)

Working garage with ample space, inspection pit, W.C, kitchen area, window to the side, double door and side door gives access to another garage space below.

#### Storage Room

19'2" x 17'3" (5.84 x 5.26)

Ample storage space with window to the side, and two to the rear.

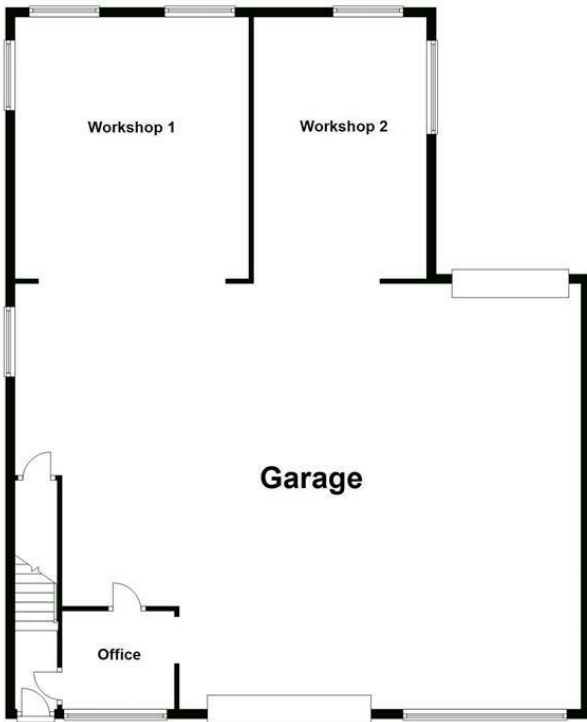
Further garage below being the same dimensions.

#### Office

8'5" x 7'3" (2.57 x 2.21)

With window to the front, power points and tiled flooring.

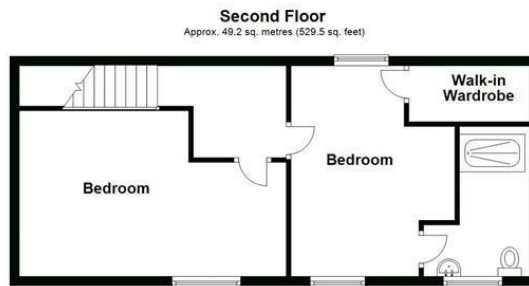




**Ground Floor**  
Approx. 160.3 sq. metres (1725.1 sq. feet)



**First Floor**  
Approx. 100.1 sq. metres (1077.7 sq. feet)



**Second Floor**  
Approx. 49.2 sq. metres (529.5 sq. feet)

Total area: approx. 309.6 sq. metres (3332.3 sq. feet)

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.