



**1, The Paddock Park Street, Denbigh,
Denbighshire, LL16 3DD**

£265,000

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EPC - D61 Council Tax Band - D Tenure - Freehold

Park Street, Denbigh

3 Bedrooms - House - Detached

No Onward Chain - A spacious family home, occupying a peaceful yet central position within the town in a popular residential area and enjoys beautiful views from the front elevation towards the Clwydian Range. With two reception rooms, kitchen/breakfast room, downstairs shower room, conservatory, three bedrooms, family bathroom, garage, ample off road parking and garden to the front and rear. EPC Rating D61



Description

No Onward Chain - A spacious family home, occupying a peaceful yet central position within the town in a popular residential area and enjoys beautiful views from the front elevation towards the Clwydian Range. The accommodation comprises living room, dining room, kitchen/breakfast room, downstairs shower room, conservatory, three bedrooms, family bathroom, garage with ample off road parking and garden to the front and rear. The property has been beautifully maintained by the present owners and ideal for a family looking for somewhere to move straight in. 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 for those commuters, offering excellent access along the North Wales Coast. Viewing recommended. EPC Rating D61

Accommodation

uPVC double glazed door leads into:

Front Porch

8'9" x 4'1" (2.67 x 1.24)

With uPVC double glazed window to the side, tiled floor, double glazed window and door into the hallway.

Entrance Hallway

14'5" x 7'0" (4.39 x 2.13)

Having under stairs storage cupboard, power points, telephone point, radiator, laminate flooring and doors off to further accommodation.

Dining Room

11'10" x 9'9" (3.61 x 2.97)

Having chimney breast cupboards, radiator, power points, oak flooring and uPVC double glazed windows to the front.

Living Room

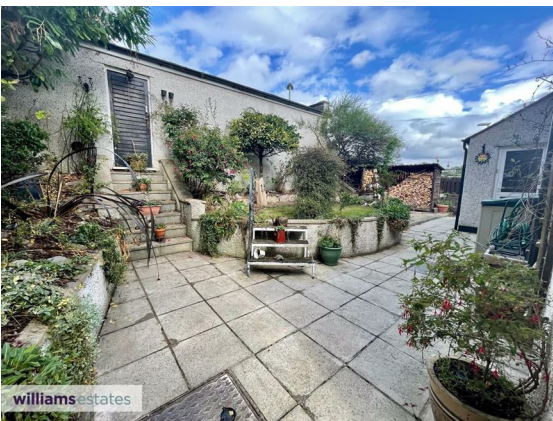
13'3" x 11'11" (4.04 x 3.63)

Offering a feature brick fireplace with multi fuel log burner situated on a slate hearth, oak flooring, power points, radiator, uPVC double glazed window and door into the conservatory.

Conservatory

8'11" x 7'6" (2.72 x 2.29)

Having uPVC double glazed windows around, tiled flooring, radiator, power points and double glazed french doors leading out to the front patio.



Kitchen/Breakfast Room

17'0" x 6'11" (5.18 x 2.11)

Offering wall drawer and base units with worktop over, integrated cooker, four ring gas hob with extractor fan over, stainless steel sink with mixer tap, void for dishwasher, void for tall standing fridge freezer, tiled flooring, power points, radiators, tiled to half, uPVC double glazed window to the rear and door leading into pantry with double glazed window for ample storage.

Rear Porch

With tiled flooring, radiator and double glazed timber door leading to the side.

Utility/ Shower Room

7'8" x 5'11" (2.34 x 1.80)

(length 3'8 minimum)

Having wall and base units with worktop over, boiler, plumbing for washing machine, tiled flooring, power points radiator, low flush W.C., wash hand basin, corner shower, extractor fan, tiled to half and obscure double glazed window to the side.

Landing

With loft access hatch, power points and double glazed window to the rear.

Bedroom 1

12'0" x 11'1" (3.66 x 3.38)

Offering built in storage cupboard for ample hanging space, power points, radiator and two uPVC double glazed windows to the front.

Bedroom 2

9'11" x 11'11" (3.02 x 3.63)

With built in storage cupboard for ample hanging space, radiator, power points and two double glazed windows to the front.

Bedroom 3

9'9" x 7'0" (2.97 x 2.13)

Having built in wardrobe with sliding door, wall units, power points, radiator and uPVC double glazed window to the rear.

Bathroom

6'4" x 7'7" (1.93 x 2.31)

Offering a white modern suite with low flush W.C, vanity wash hand basin with base units and worktop over, wall units, corner bath, heated towel rail, tiled to half, tiled flooring, extractor fan and obscure double glazed window to the rear.

Garage

26'3" x 19'2" (8.00 x 5.84)

With lighting, power points and ample storage space.

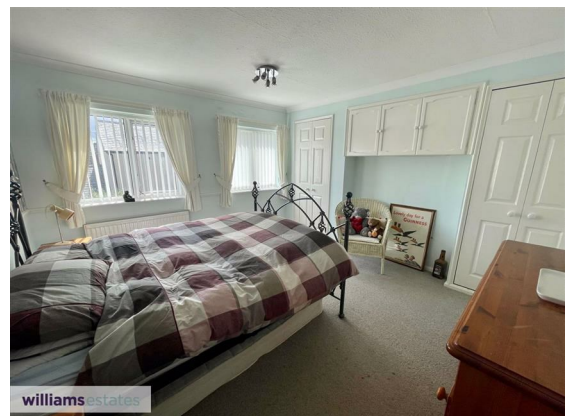
Outside

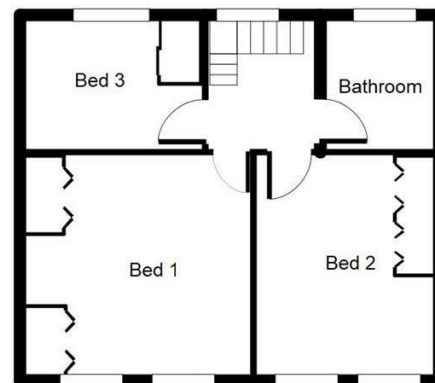
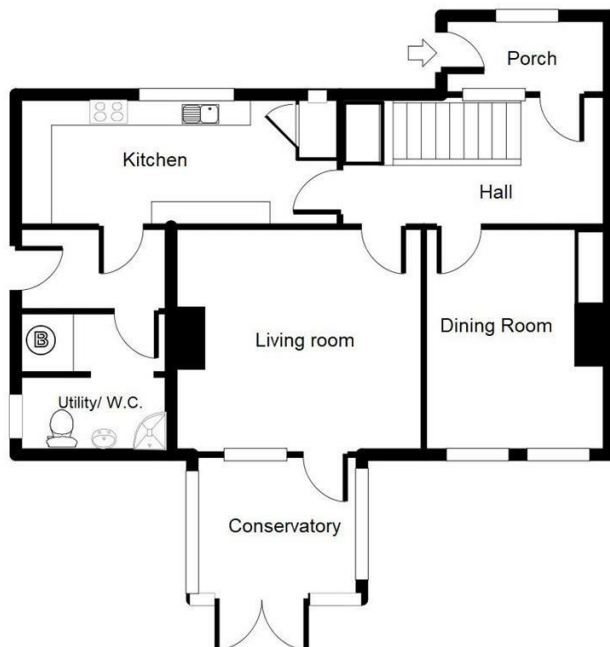
The front of the property is approached by a bricked driveway with larger than average garage, steps up leading to the rear porch.

The rear of the property offers a good sized plot with gardens to the front and rear with a mixture of boarders and shrubs, timber shed with lighting and power points, paved patio area bounded by timber fencing.

Directions

From the Williams Estates Denbigh office, head right on Hall Square to merge onto Vale Street. Take the next right turn onto Peakes Lane, then left onto Park Street. The property can be found on the left hand side.





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

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