



**3 Llys Wynnes Parc, Denbigh, LL16 4YF**

**£450,000**

 4  2  3  C

**EPC - C78**

**Council Tax Band - G**

**Tenure - Freehold**



# Llys Wynnes Parc, Denbigh

## 4 Bedrooms - House - Detached

A well presented four bed roomed detached house, located in one of the town's most noted areas at Brookhouse, at the end of a private cul de sac, with far reaching views across to the Clwydian Range. Comprising of entrance hall, lounge, sun room, kitchen/diner, utility, second sitting room and downstairs cloakroom. To the first floor, master bedroom with en-suite & walk-in wardrobe, three further bedrooms and family bathroom. To the outside, a detached double garage, driveway for off road parking, situated on a good size corner plot with a generous size garden offering a private aspect. Viewing is highly recommended. EPC Rating C78.



### Description

The property is ideally situated within proximity to local schools, shops and town amenities, as well as being with easy access of the A55 expressway providing road links towards Conwy, Chester and the national motorway network. Denbigh is a picturesque market town and one of the most historic towns in North Wales, with a lively art scene and a fine range of independent shops, cafés, pubs and restaurants. Attractions in the town include Denbigh Library, Denbigh Castle and the castle walls, museums, Theatr Twm o'r Nant and medieval parish church St Marcella's. Denbigh Cricket Club is one of the oldest cricket clubs in Wales having been established in 1844.

### External Porch

A modern composite double glazed front door, leads into:

### Entrance Hallway

With power points, radiator, under-stairs storage cupboard, stairs and further accommodation off.

### Living Room

21'8" x 11'4" (6.611 x 3.462)

Having a feature fireplace with gas fire, power points, radiators, double glazed box bay window to the front and further double glazed patio doors into the:

### Sun Room

10'5" x 10'2" (3.194 x 3.107)

Having power points, radiator, double glazed windows around and further French doors lead to the rear garden and patio area.

### Kitchen/Diner

16'1" x 15'11" (4.918 x 4.852)

Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink with drainer, integrated dishwasher, fridge and freezer. Integrated double oven and four ring gas hob with extractor hood above, tiled splash back, tiled flooring, power points, radiator, under unit lighting, dual aspect double glazed windows to the rear elevation and door off into:

### Utility

With work surface and unit below, stainless steel sink, plumbing for washing machine & dryer, gas central heating boiler, tiled splash back, continued tiled flooring, power points, double glazed window to the side and external door gives access to the side elevation.



### Snug

10'8" x 9'11" (3.254 x 3.047)

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

### Cloakroom

6'7" x 3'5" (2.017 x 1.053)

Having a wall mounted wash basin, low flush W.C, radiator and double glazed obscure window to the side.

### First Floor Landing

A spacious landing with an in-built storage cupboard, box bay window to the front, loft access hatch and doors off to further accommodation.

### Bedroom One

14'10" x 11'3" (4.522 x 3.453 )

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

### En-Suite

6'5" x 6'5" (1.973 x 1.957)

Having a shower enclosure, low flush W.C, pedestal wash basin, fully tiled walls, extractor fan and double glazed obscure window to the side.

### Walk in Wardrobe

6'6" x 4'6" (1.991 x 1.384)

Having lighting and ample storage/ hanging space.

### Bedroom Two

11'5" x 10'1" (3.488 x 3.086)

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

### Bedroom Three

10'5" x 8'9" (3.192 x 2.683)

With power points, radiator, fitted wardrobes and double glazed window to the rear

### Bedroom Four

10'5" x 6'10" (3.192 x 2.083)

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

### Bathroom

Offering a white suite with panelled bath, low flush W.C, pedestal basin, shower enclosure, heated towel rail, fully tiled walls and double glazed obscure window.

### Detached Garage

16'3" x 15'6" (4.966 x 4.748)

Having up and over door, power and lighting.

### Outside

The property is approached via a good size driveway offering ample parking, lawn areas and access to the detached garage.

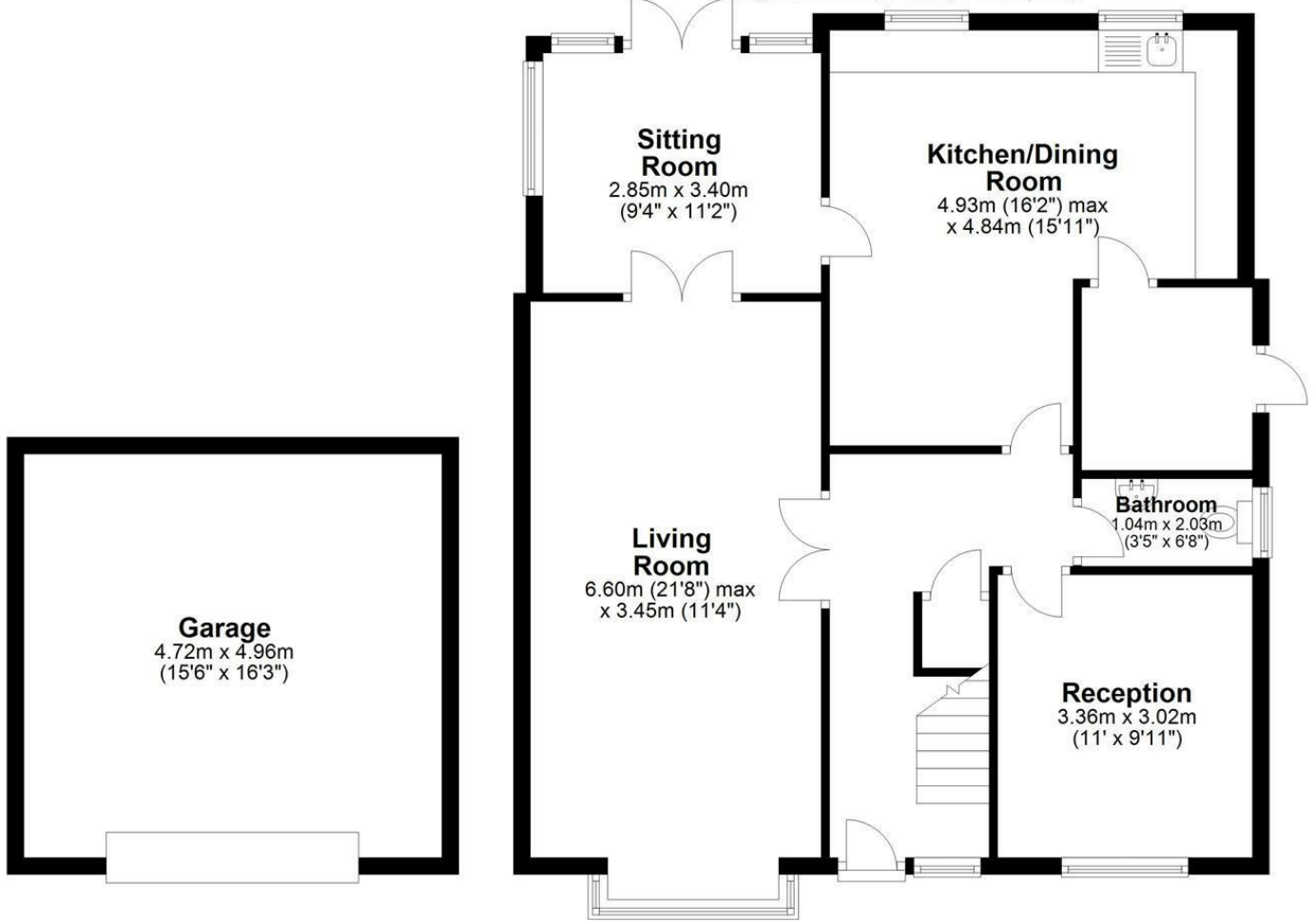
The rear garden is set on a generous plot offering paved patio area, lawn, mixture of shrubs and hedging for privacy, variety of trees and stocked borders, access also to the garage.





**Ground Floor**

Approx. 106.4 sq. metres (1145.1 sq. feet)



Total area: approx. 182.1 sq. metres (1959.8 sq. feet)

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>78</b>	<b>85</b>
<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.