

**25C Vale Street, Denbigh, Denbighshire,  
LL16 3AH**

**Offers Over £60,000**



**EPC - TBC Council Tax Band - A Tenure - Leasehold**

# Vale Street, Denbigh

## 1 Bedrooms - Flat

No Onward Chain! - Offered for sale a spacious one bed roomed flat located in Denbigh Town Centre. An ideal investment/ first buy comprising lounge, kitchen/ breakfast room, bathroom and bedroom. Viewing is highly recommended. EPC Rating TBC.



### 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.



### Accommodation

Hardwood door leads into:

#### Hallway

Steps leading up to hallway with storage heater, two storage cupboards and power points.

#### Kitchen/Breakfast Room

14.6 x 6.2 (4.27m.1.83m x 1.83m.0.61m)  
(9.9 minimum length)

Offering a range of wall, drawer and base units with work surfaces over, integrated double oven and microwave, integrated four ring hob, plumbing for washing machine, sink with bowl and half drainer, part tiled walls, space for fridge freezer, power points and double glazed window to the side.

#### Lounge

16.1 x 13.6 (4.88m.0.30m x 3.96m.1.83m)

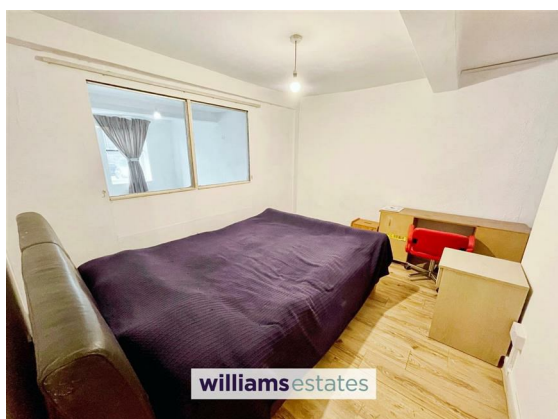
A spacious lounge with dual aspect double glazed windows to the front providing views, power points and storage heater.

#### Bedroom

11.5 x 9.4 (3.35m.1.52m x 2.74m.1.22m)  
(13.11 maximum length)

With power points, double glazed window to the side and further window looking into the lounge.

#### Bathroom




8 x 4.6 (2.44m x 1.22m.1.83m)

A white suite with low flush W.C, pedestal basin, panelled bath and double glazed obscure window to the rear.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.