



## Y Gelli Aur Rhyl Road, Denbigh, Denbighshire, LL16 3DP

**£265,000**

 3  1  2  D

**EPC - D58 Council Tax Band - E Tenure - Freehold**



# Rhyl Road, Denbigh

## 3 Bedrooms - Bungalow - Detached

No Onward Chain... Y Gelli Aur, a detached property which boasts charm and character, having unique features throughout and ample outdoor space. Situated in a desirable location close to Denbigh town, offering two reception rooms, kitchen and dining room, downstairs bedroom and bathroom. To the first floor, spacious landing and two further bedrooms. To the outside, integral garage, large driveway for off road parking, gardens to the front and rear. Viewing is highly recommended. EPC Rating D



### 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

uPVC double doors lead into:

#### Porch

With tiled flooring and door leading into:

#### Hallway

A spacious hall with radiator, power points, under stairs storage and stairs off to further accommodation.

#### Lounge

13.7 x 12.4 (3.96m.2.13m x 3.66m.1.22m)

With feature fireplace and gas fire, radiator, power points and double glazed bay window to the front.

#### Sitting Room

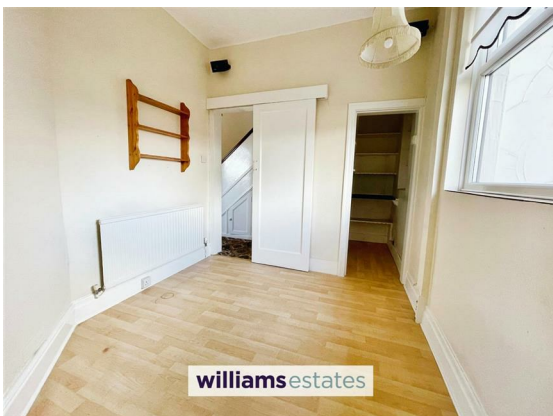
13 x 12.3 (3.96m x 3.66m.0.91m)

With feature fireplace and electric fire, radiator, power points and window to the rear elevation.

#### Kitchen

11.7 x 6.6 (3.35m.2.13m x 1.83m.1.83m)

Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink, plumbing for washing machine, void for cooker, part tiled walls, power points, gas central heating boiler, double glazed window to the rear and further uPVC door gives access to the rear garden.



### Dining Room

8.6 x 8.2 (2.44m.1.83m x 2.44m.0.61m)

With power points, radiator, good sized pantry cupboard, sliding door into the hall and double glazed window to the side elevation.

### Bedroom One

12.5 x 11.4 (3.66m.1.52m x 3.35m.1.22m)

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

### Bathroom

8.3 x 6.9 (2.44m.0.91m x 1.83m.2.74m)

Offering a white suite with low flush W.C, pedestal basin, shower cubicle, radiator, part tiled walls and double glazed obscure window to the rear.

### Landing

With a variety of storage cupboard, double glazed window to the side and accommodation off.

### Bedroom Two

16.6 x 10.7 (4.88m.1.83m x 3.05m.2.13m)

Having radiator, power points, under eaves storage and double glazed windows to the front and rear.

### Bedroom Three

10.6 x 9.9 (3.05m.1.83m x 2.74m.2.74m)

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

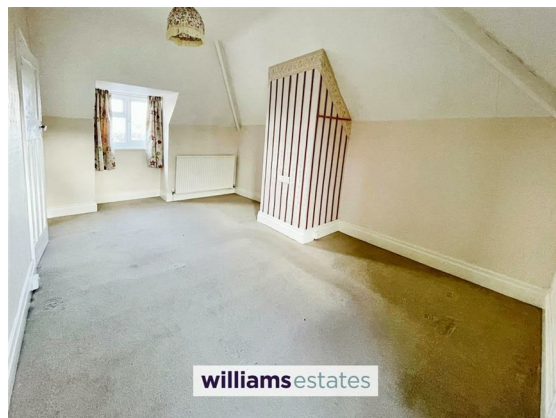
### Outside

The front of the property is approached by a good size driveway with parking for several vehicles, lawned area with a variety of shrubs and trees.


The rear of the property is of low maintenance being paved with a mixture of stocked borders bounded by timber fencing for privacy, greenhouse and timber shed.

### Garage

With power, lighting, up and over door.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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.