



**5 Tan Y Bryniau, Denbigh, Denbighshire,
LL16 3JG**

£220,000

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EPC - C74 Council Tax Band - C Tenure - Freehold

Tan Y Bryniau, Denbigh

3 Bedrooms - House - Semi-Detached

Video Tour Available... A well presented three bedroomed semi-detached house occupying an enviable position on this popular residential development in the market town of Denbigh. Comprising of entrance hall, spacious lounge, kitchen/breakfast room and downstairs cloaks. To the first floor, master bedroom with en-suite, two further bedrooms and bathroom. The property is situated on a good size plot which offers a driveway and private rear garden. Viewing is recommended. NO CHAIN!! EPC Rating C74.



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

A composite front door leads into:

Entrance Hallway

With radiator, power points and stairs off

Lounge

17.10 x 11.4 (5.18m.3.05m x 3.35m.1.22m)
A spacious lounge with radiator, power points, feature fireplace and gas fire, wall lighting and double glazed window to the front.

Kitchen/Breakfast Room

14.8 x 8.10 (4.27m.2.44m x 2.44m.3.05m)
Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink with bowl and half drainer, integrated oven and four ring gas hob, space for fridge freezer, plumbing for washing machine, part tiled walls, radiator, power points, inset spotlighting, double glazed window to the rear and further uPVC French doors gives access to the rear garden.



Cloakroom

8.10 x 6.5 (2.44m.3.05m x 1.83m.1.52m)
With low flush W.C, pedestal basin with tiled splash back, radiator and double glazed obscure window to the side.

Landing

Having a built in airing cupboard housing the boiler, power points and double glazed window to the side.

Master Bedroom

13.7 x 8.8 (3.96m.2.13m x 2.44m.2.44m)

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

En- Suite

8.9 x 3.2 (2.44m.2.74m x 0.91m.0.61m)

A white suite with low flush W.C, pedestal basin with tiled splash back, shower cubicle and radiator.

Bedroom Two

10.9 x 8.8 (3.05m.2.74m x 2.44m.2.44m)

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

Bedroom Three

8.6 x 5.11 (2.44m.1.83m x 1.52m.3.35m)

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

Bathroom

6.11 x 5.6 (1.83m.3.35m x 1.52m.1.83m)

A white suite with low flush W.C, pedestal basin, panelled bath with shower over, radiator, part tiled walls and double glazed obscure window to the rear.


Outside

The property is approached via a good size driveway for off road parking, lawn area to the front and paved pathway gives access to the front door.

The rear garden is mainly laid to lawn with paved patio area, timber shed and bounded by timber fencing for privacy.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.