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**Maes Celyn Henllan Street, Denbigh,  
Denbighshire, LL16 3PE**

**Offers Over £299,950**



**EPC - D55   Council Tax Band - E   Tenure - Freehold**

# Henllan Street, Denbigh 3 Bedrooms - Bungalow - Detached

Video Tour Available... A well presented three bedrooomed detached property, set on a large corner plot. Located in Denbigh town with unspoilt views of the countryside. Offering entrance hall, lounge, kitchen/breakfast room, dining room, study/additional room, cloakroom, bathroom and downstairs bedroom. To the first floor, two further bedrooms and bathroom. To the outside, ample off road parking with a large driveway, lawn to the rear with a further enclosed driveway offering a private sunny aspect. Further benefits include double glazing, gas central heating, garage with electric door and planning permission accepted in 1981 for a second detached property. (subject to re-applying) Viewing recommended. EPC Rating D55.



## 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. Denbigh golf club & rugby club within 1 mile radius.

## Accommodation

uPVC glazed door with glass panel leads into:

### Entrance Porch

Door off leading to:

### Hallway

A good size hallway with storage cupboard, double radiator, stairs and further accommodation off.

### Lounge

16'11" x 12'0" (5.16m x 3.66m)

With feature fireplace, dual aspect radiators and two double glazed windows enjoying the rural views.

### Dining Room

13'10" x 12'11" (4.22m x 3.94m)

Having radiator, power points, BT socket, window to the front and archway into the:

### Kitchen/ Breakfast Room

11'04" x 11'03" (3.45m x 3.43m)

Offering a range of modern wall, drawer and base units with work surfaces over, stainless steel sink with drainer, four ring electric hob with extractor hood above, integrated dishwasher and oven, space for tall standing fridge freezer, part tiled walls, power points and window to the rear elevation.



## Study/Additional Room

12'10" x 7'08" (3.91m x 2.34m)

Currently being used as a study, with radiators, power points, loft access hatch, uPVC door to the rear garden and uPVC window to the front elevation.

Integral door gives access into the garage.

## Cloakroom

5'11" x 3'11" (1.80m x 1.19m)

With a built-in vanity unit housing the W.C and basin, fully tiled walls and obscure window to the rear.

## Ground Floor Bathroom

8'8" x 7'8" (2.64m x 2.34m)

A modern white suite with double shower cubicle, vanity unit housing the W.C and basin, fully tiled walls, tiled flooring, heated towel rail and obscure double glazed window to the rear.



## Bedroom Three

16'05" x 13'04" (5.00m x 4.06m)

Having fitted wardrobes with sliding mirrored doors, radiator, power points and double glazed window to the side.



## First Floor Landing

A turned staircase leads to a spacious landing with Velux window.

## Bedroom One

17'11" x 11'11" (5.46m x 3.63m)

Having dual aspect windows with views of the hillside, full width wardrobes with dressing table, built in cupboard and radiator.



## Bedroom Two

17'11" x 11'11" (5.46m x 3.63m)

Having radiator, dual aspect windows and built in cupboard.

## Bathroom

7'09" x 7'01" (2.36m x 2.16m)

Offering a white suite with panelled bath and shower over, fully tiled walls, wash basin in vanity unit, low flush W.C, radiator, airing cupboard and double glazed obscure window to the rear.



## Garage

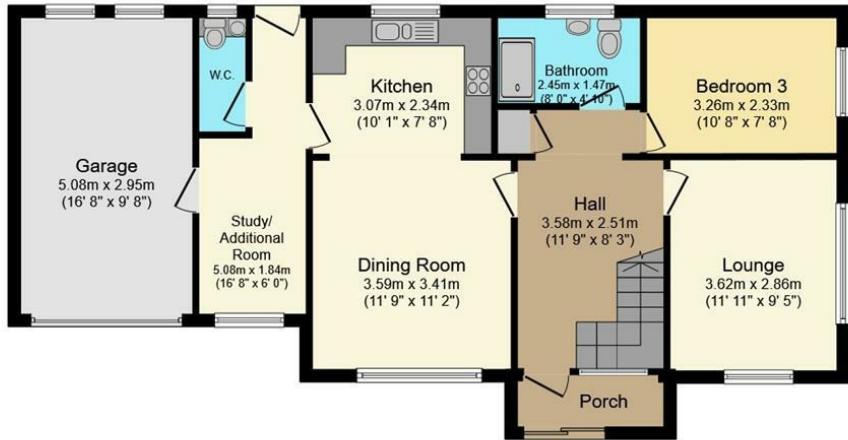
20'07" x 14'03" (6.27m x 4.34m)

Having facilities for utility use also with plumbing for washing machine, stainless sink, dryer, electric operated doors with remote controls, power, lighting, gas central heating boiler, loft access hatch and two double glazed windows to the rear elevation.

## Outside

The property is approached via a larger than average driveway for ample off road parking, bounded by stone walls and fencing for privacy. Lawn area to the front with a mixture of shrubs and hedging.

The rear garden offers a private sunny aspect with lawn and patio areas, summer house with power and lighting, a further good size storage shed and another driveway for further enclosed parking. A variety of fruit trees, hedging and shrubs, perfect for Al-Fresco dining.



**Ground Floor**

Floor area 82.0 sq.m. (882 sq.ft.)



**First Floor**

Floor area 51.8 sq.m. (558 sq.ft.)

**TOTAL: 133.8 sq.m. (1,440 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

#### Energy Efficiency Rating

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

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