



## 34 Lon Y Fedwen Arian, Denbigh, Denbighshire, LL16 3DQ

**£295,000**

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**EPC - D60**

**Council Tax Band - D**

**Tenure - Freehold**



# Lon Y Fedwen Arian, Denbigh

## 4 Bedrooms - House - Detached

Video Tour Available... A well presented four bedroomed detached house situated on a good size corner plot. Located in the town of Denbigh, close to all local amenities. The property offers spacious accommodation throughout with three reception rooms, kitchen and dining room, downstairs cloaks, four bedrooms and family bathroom. To the outside, a well maintained rear garden with a fabulous outdoor office/ potential annex. Further benefits include gas central heating, double glazing and ample off road parking. EPC Rating D60.



### 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 glazed door with glass panel leads into:

#### Entrance Porch

With vinyl flooring, exposed brick walls, radiator and uPVC windows to the front & side.

#### Hallway

A spacious open hallway with radiator, power points, stairs and further accommodation off.

#### Sitting Room

16'0" x 8'3" (4.88m x 2.51m)

A second sitting room with radiator, power points and double glazed windows to the front and side.

#### Lounge

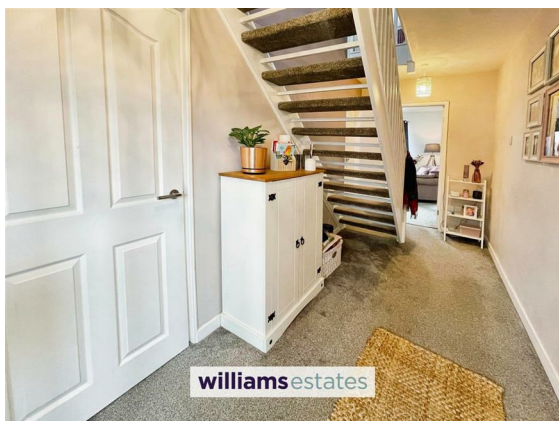
13'3" x 12'4" (4.04m x 3.76m)

A cozy lounge with radiator, power points, double glazed window to the rear and sliding door leads into:

#### Kitchen/Diner

29'7" x 9'1" (9.02m x 2.77m)

An open plan kitchen and dining room with a range of modern wall, drawer and base units with work surfaces over, white sink with drainer and mixer tap, four ring gas hob with extractor hood above, integrated oven and fridge freezer, plumbing for washing machine, integrated dishwasher, under unit lighting, inset spotlighting, radiator, power points, double glazed windows to the front, side and rear elevations, further uPVC door leads to the rear garden.



### Cloakroom

8'4" x 2'7" (2.54m x 0.79m)

A good size cloaks with low flush W.C, wall mounted basin with tiled splash back, part tiled walls, heated towel rail and double glazed obscure window to the side.

### Landing

Storage cupboard housing the gas central heating boiler, loft access hatch, radiator, power points and double glazed window to the front.

### Bedroom One

12'4" x 11'9" (3.76m x 3.58m)

A spacious master bedroom with radiator, power points and double glazed window to the rear.

### Bedroom Two

12'9" x 10'8" (3.89m x 3.25m)

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

### Bedroom Three

15'4" x 8'5" (4.67m x 2.57m)

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

### Bedroom Four

8'10" x 7'4" (2.69m x 2.24m)

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

### Bathroom

6'8" x 5'5" (2.03m x 1.65m)

A white modern suite with low flush W.C, pedestal basin, P shaped bath with shower over and glass privacy screen, heated towel rail, partly tiled walls and double glazed obscure window to the side.

### Outdoor Office

13'8" x 12'8" (4.17m x 3.86m)

An additional outdoor room with great potential to be converted to an annex with, electric storage heaters, inset spotlighting, power points, laminate flooring, storage cupboard, door leads into the utility, double glazed window to the side and further uPVC French Doors.

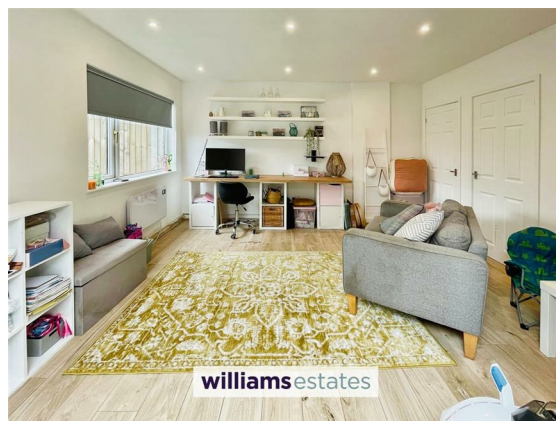
### Outside Utility

9'8" x 6'4" (2.95m x 1.93m)


With power points, double glazed window to the front and further uPVC external door.

### Outside

The property is approached via a good size driveway providing ample off road parking and lawn areas to the side. The rear property is of low maintenance with paved patio areas, lawn area to the side, summer house, access to the outside office, side access to both sides leading to the front elevation, decked area and bounded by timber fencing and hedging.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(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.