



17 Lon Y Gelli, Denbigh, LL16 3DJ

£235,000

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EPC - D63 Council Tax Band - D Tenure - Freehold

Lon Y Gelli, Denbigh

3 Bedrooms - House

No Onward Chain!! - A Spacious three bed roomed detached house located in Denbigh town. Comprising of entrance hall, lounge and dining room, conservatory, kitchen, downstairs cloaks, access to the garage and utility. To the first floor, three bedrooms and bathroom. To the outside, a fabulous size rear garden with a mixture of shrubs, fruit trees and stocked borders offering a private aspect. Viewing is highly recommended. EPC Rating D63.



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 leads into:

Hallway

Having radiator, power points and stairs off to the first floor accommodation.

Lounge/Diner

23'1" x 14'1" (7.04m x 4.29m)
(11'10" x 7'11" minimum)

A spacious lounge with dining room off, having radiator, power points, double glazed window to the front and sliding patio doors leads into the:

Conservatory

10'0" x 9'1" (3.05m x 2.77m)

uPVC construction with double glazed French doors to the rear garden.

Kitchen

8'6" x 8'3" (2.59m x 2.51m)

Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink, four ring electric hob with extractor hood above, integrated oven, plumbing for washing machine, space for fridge freezer, part tiled walls, radiator, power points, good size pantry cupboard and double glazed window to the rear.



Cloakroom

4'9" x 3'10" (1.45m x 1.17m)

In white, a low flush W.C, wash basin set in vanity unit and obscure double glazed window to the rear elevation.

Landing

Spacious landing with power points and double glazed window to the side.

Bedroom One

10'11" x 10'6" (3.33m x 3.20m)

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



Bedroom Two

10'0" x 10'0" (3.05m x 3.05m)

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

Bedroom Three

6'11" x 6'9" (2.11m x 2.06m)

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

Bathroom

5'9" x 5'6" (1.75m x 1.68m)

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



Utility/ Sun Room

14'9" x 5'4" (4.50m x 1.63m)

With double glazed windows, door leading out to the garden and ample storage space.

Garage

16'10" x 10'5" (5.13m x 3.18m)

With wall units, window to the rear and ample storage space.

Outside


The property is approached via a good size driveway with lawn area to the side.

Side gate gives access to the rear.

The rear garden is a fabulous size with decked and patio areas, a variety of mixed shrubs, fruit trees, hedging and borders, bounded by timber fencing for privacy.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.