



**5 Maesglas, Denbigh, Denbighshire,  
LL16 3RF**

**£170,000**

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**EPC - D66 Council Tax Band - C Tenure - Freehold**

# Maesglas, Denbigh

## 3 Bedrooms - House - Semi-Detached

Offered for sale a well presented good size three bedroom semi detached house, within close proximity to Denbigh town centre, which offers local shops, restaurants, schools and leisure centre. The accommodation comprises of lounge, good size modern kitchen, modern bathroom and three bedrooms, Added benefits include double glazing and gas central heating throughout. A good size driveway at the front of the property offers ample parking space. A fantastic first time buy or investment. EPC Rating D66



### Accommodation

Steps leading up to an enclosed porch with a uPVC obscure glass panelled door which leads into;

### Entrance Hall

With stairs leading off, smoke detector and door leading to:

### Lounge

13'8" x 12'11" (4.17 x 3.94 (4.16 x 3.93))  
Having feature fireplace with inset gas fire, laminate flooring, power points, radiator, TV aerial point and a uPVC double glazed window to the front elevation.

### Kitchen/Diner

16'0" x 8'0" (4.88 x 2.44)  
With a range of wall, base and drawer units with work surface over, stainless steel sink, integrated fridge and freezer, gas oven and hob with extractor hood over, plumbing for washing machine, tiled flooring, radiator, uPVC window to the rear elevation and uPVC door to the side elevation.

### Bedroom One

12'11" x 9'10" (3.94 x 3.00 (3.93 x 2.99))  
Having power points, radiator and uPVC window to the front elevation.

### Bedroom Two

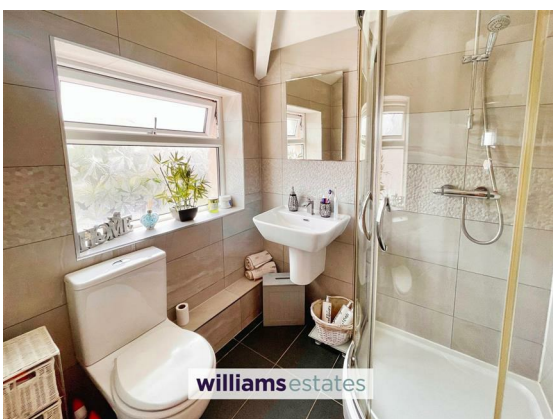
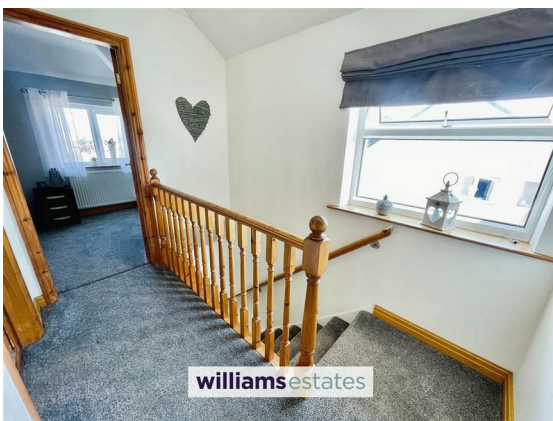
9'9" x 9'8" (2.97 x 2.95)  
With power points, radiator and uPVC window to the rear elevation.

### Bedroom Three

7'11" x 6'1" (2.41 x 1.85)  
Having power points, radiator and uPVC window to the front elevation.

### Bathroom

5'11" x 5'3" (1.80 x 1.60)  
Housing a white suite comprising of low flush w.c, wash basin, shower cubicle, fully tiled walls, tiled flooring, extractor fan and uPVC window to the side elevation.

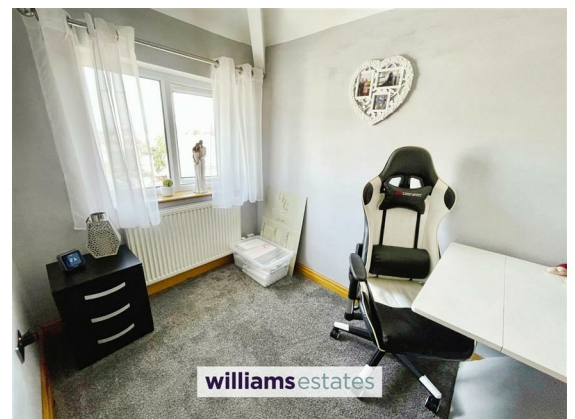


## Outside


Offering double gated access to the front of the property, which opens onto a wide tarmaced driveway providing ample parking spaces with access to the double garage. The rear of the property has a good sized patio area which has a sunny aspect and a further gravelled area for easy maintenance. The property is surrounded by fencing which offers privacy.

## Garage

18'3" x 13'0" (5.56 x 3.96)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.