



**4 Bryn Y Parc Park Street, Denbigh,
LL16 3DB**

£250,000



EPC - 0 Council Tax Band - C Tenure - Freehold

Park Street, Denbigh

3 Bedrooms - House

A stunning Grade II* listed home situated in the medieval market town of Denbigh with stunning views of the Clwydian hills. This three/four bedroom property is filled with local history and original aspects that have been upgraded to exceptional modern standards whilst maintaining a wealth of character such as original beams, an inglenook fireplace, oak flooring and stone walls. The accommodation briefly comprises of kitchen, living room, dining room, three double rooms master with en-suite, a family bathroom. There is a garden and parking to the front of the house and the property benefits from double glazed windows and gas fired central heating systems.



Accommodation

Living Room

13'10" x 16'2" (4.232m x 4.934m)

Log burner, power points, radiator, door to the front elevation and window looking to the front.

Kitchen

13'8" x 11'6" (4.166m x 3.528m)

Plumbing for washing machine, a range of wall, drawer and base units with worktops over, sink, window looking to the front, induction hob, integrated electric oven/grill, extractor hood, power points and door to the front elevation.

Dining Room

13'1" x 11'2" (3.999m x 3.420)

Power points, radiator, window and door to the front elevation.

Bedroom One

10'11" x 15'6" (3.329 x 4.748)

Radiator, power points, two windows looking to the front, with mezzanine and storage cupboard.

Bedroom Two

10'5" x 13'0" (3.176m x 3.964)

Radiator, velux window to the front, window to the side and power points.

Bathroom

7'5" x 8'9" (2.285m x 2.691m)

Bath with shower over, sink, W/C, window looking to the front, ladder radiator, spotlights and boiler.

En-suite

4'9" m x 15'3" (1.473 m x 4.668)

Shower with stone shower tray, sink, WC, free standing bath and radiator.

Bedroom Three

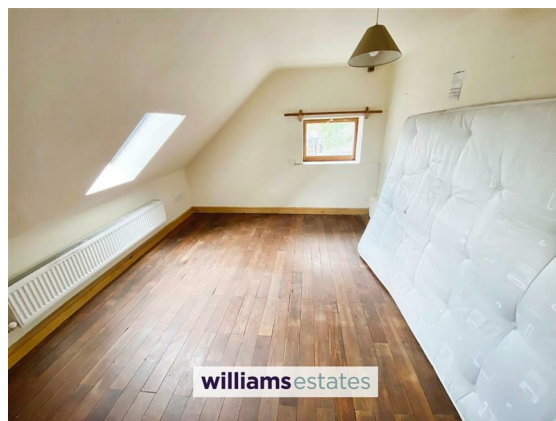
12'1" x 13'0" (3.692 x 3.977)

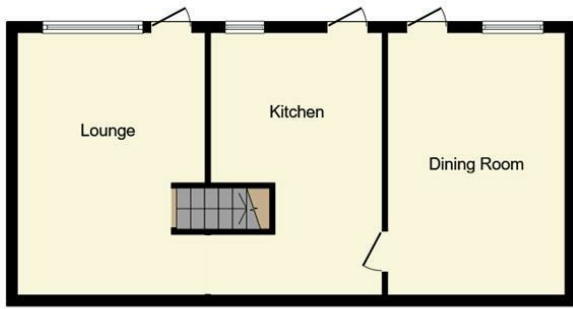
Radiator, window looking to the side elevation and power points.



Outside

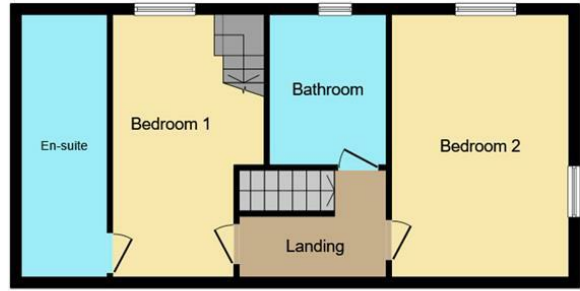
The property is approached via shared access driveway. Paved pathway leads to the front lawn and entrance.





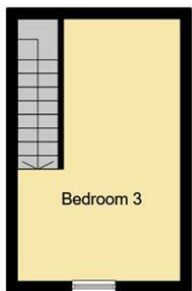
Ground Floor

Floor area 54.6 sq.m. (587 sq.ft.)



First Floor

Floor area 54.6 sq.m. (587 sq.ft.)



Second Floor

Floor area 16.3 sq.m.
(175 sq.ft.)

TOTAL: 125.4 sq.m. (1,350 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

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