

williams estates



**Bryn Hyfryd Mount Pleasant, Denbigh,
LL16 3LS**

£225,000

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EPC - E52

Council Tax Band - C Tenure - Freehold

SUMMARY

Video Tour Available... A well presented three bedroomed detached house, situated in a convenient location within the heart of the historic town of Denbigh. The property offers a living room, kitchen/lounge, three bedrooms, and bathroom. Externally offering a slabbed yard and spacious side garden, great for entertaining. Viewing is highly recommended. EPC Rating E52



Living Room

9'8" x 18'10" (2.951 x 5.764)

Window looking to the side of the property, window looking to the front elevation, two radiators, power points and electric fire.

Kitchen/Lounge Area

11'6" x 21'9" (3.521m x 6.642m)

Wall, base and draw units, worktop over, extractor fan, stainless steel splash back, window looking to the rear garden, plumbing for washing machine, breakfast bar, access to the rear porch and storage cupboard/pantry. The lounge area includes a window looking to the front elevation, radiator, power points and electric log burner stove.

Bedroom One

13'11" x 12'1" (4.265m x 3.690m)

Two windows looking to the front elevation, power points, radiator and fitted wardrobes.

Bedroom Two

11'11" x 8'11" (3.652m x 2.727m)

Window looking to the front elevation, power points, radiator and open fire place.

Bedroom Three

10'2" x 8'6" (3.122m x 2.601)

Window looking to the rear garden, power points and radiator.

Bathroom

8'9" x 8'8" (2.673m x 2.650m)

Frosted window looking to rear garden, w/c, sink, bath with shower over and radiator.

Outside

The rear garden includes a slabbed yard and with three outbuildings. Steps leading to the side garden which includes a spacious lawned area with a path leading to access to the front of the property.





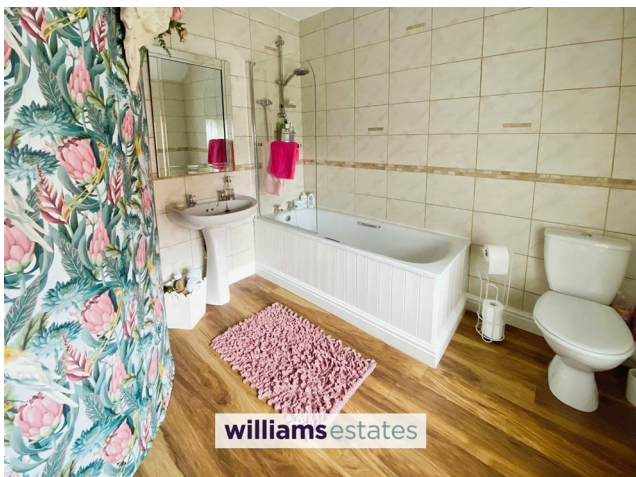
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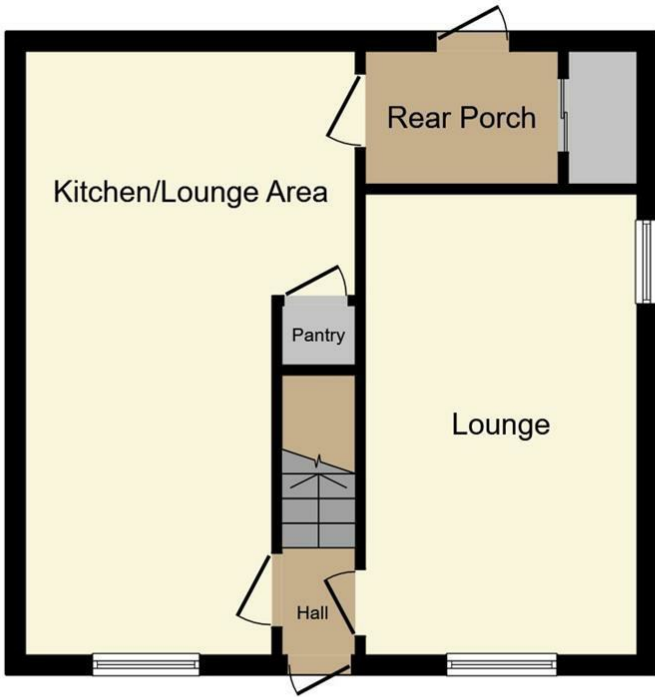


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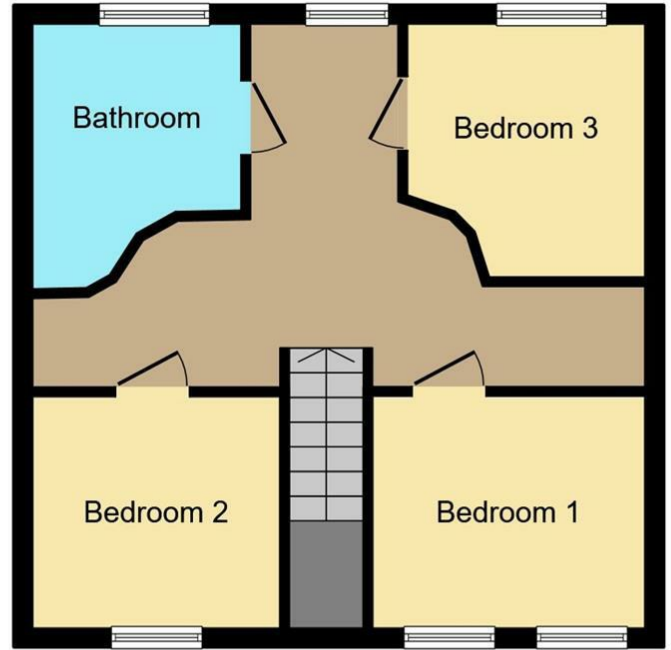
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Ground Floor

Floor area 43.0 m² (463 sq.ft.)



First Floor

Floor area 43.0 m² (463 sq.ft.)

TOTAL: 86.0 m² (926 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 | | 84 |
| (69-80) C | | |
| (55-68) D | 52 | |
| (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.