



**36 Maes Y Goron, Denbigh,
Denbighshire, LL16 3PT**

£145,000

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EPC - D61

Council Tax Band - B

Tenure - Freehold

Maes Y Goron, Denbigh

2 Bedrooms - House - Terraced

Available for sale a two bedroom end Terrace house located close to to all amenities. The property benefits from double glazing, new boiler fitted in 2023 and new roof fitted in 2023. The accommodation comprises a living room, kitchen, two bedrooms and bathroom. To the outside, the front of the property is laid with gravel for ease of maintenance. The rear garden offers a sunny aspect and is bounded by fencing for privacy. Ideal for investors or first time buyers. Must Be viewed. Epc D61



Living Room

10'11" x 15'11" (3.337 x 4.852)

Radiator, uPVC double glazed windows to the side and front, feature fire place and power points.

Kitchen/Diner

15'9" x 9'10" (4.819 x 3.004)

Worktops, wall, drawer and base units, two storage cupboards, radiator, power points, sink, plumbing for washing machine, two uPVC double glazed windows to the back and side.

Kitchen

7'9" x 5'9" (2.387 x 1.778)

Space for an oven, base, wall and drawer cabinets with worktop over, extractor fan, power points, uPVC double glazed window and door to the rear.

Bedroom One

10'11" x 15'10" (3.349 x 4.851)

Radiator, uPVC double glazed windows, one to the front and one to the side, power points.

Bedroom Two

Two uPVC double glazed windows to the side elevation, storage cupboard, radiator and power points.

Bathroom

6'11" x 6'2" (2.110 x 1.880)

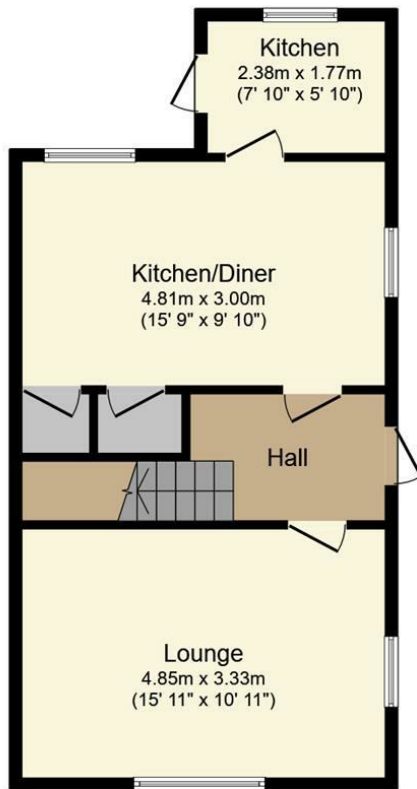
Tiled flooring, w/c, sink basin, bath with shower over, frosted uPVC double glazed window and radiator.



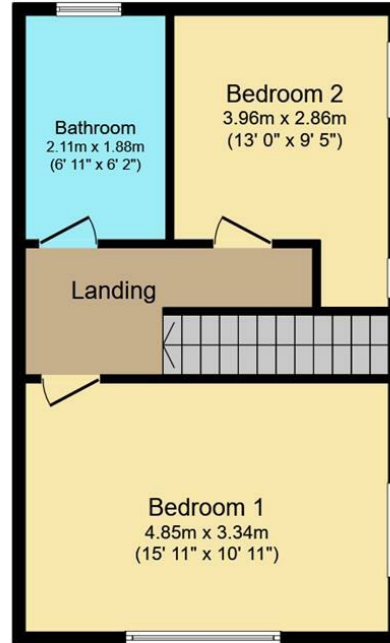
Outside

The front of the property is laid with gravel for ease of maintenance The rear garden offers a sunny aspect and is bounded by fencing for privacy.





Ground Floor
 Floor area 44.4 m² (478 sq.ft.)



First Floor
 Floor area 39.9 m² (430 sq.ft.)

TOTAL: 84.3 m² (908 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	61	
(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.