

williams estates



60 Park Street, Denbigh, LL16 3DE

£475,000

 4  2  3  E

EPC - E50

Council Tax Band - D Tenure - Freehold

SUMMARY

No chain * Video Tour Available... Henlly's is a spacious elevated family home (circa 1850's renovated and extended 1999) in a sought after area. A four bedroomed character property, with many original features that have been upgraded to exceptional modern standards whilst maintaining a wealth of character such as slate floors, inglenook fireplace, high ceilings, decorative cornice, panelled sash windows with window shutters, original pine doors, large roll top bath, large cellar, welcoming reception hallway with original spindled oak staircase, leading off to a galleried landing above. Situated in the heart of the historic town of Denbigh. Stunning views of the Clwydian hills. EPC rating - TBC - Tenure - Freehold - Council Tax Band - D



Reception Hall

Elegant reception hall with tiled floor, coved ceiling, radiator.

Front Sitting Room

14'1" x 10'10" (4.297 x 3.318)

With panelled sash window with original shutters looking to the front, radiator, power points, original decorative coving and gas coal effect fire.



Dining Room

10'4" x 9'3" (3.154 x 2.820)

With radiator, panelled bay window with original shutters, looking to the front, power points, fitted storage cupboard and original decorative cast iron fire place with wood surround. Opening into:

Kitchen

10'4" x 9'2" (3.165 x 2.8172)

With window overlooking the rear garden, two ring ceramic hob, feature wall with mains gas Rayburn cooker/heating system, craftsman made solid oak fitted kitchen with solid wood work top and granite inlay, Belfast sink, tiled splash back, original slate floor, extending into the central hallway that has a craftsman fitted, floor to ceiling, oak storage cupboard/pantry.



Central hallway also includes access to:

Large Cellar

Original door and lock, slate steps to large cellar with slate cold slab, slate floor and wine alcoves.

Main Living Room

12'10" x 21'4" (3.925 x 6.521)

With two windows looking to the side, built in original storage cupboards, part original slate floor and feature inglenook fireplace with old slate hearth and mains gas 'log effect' fire, two radiators and power points.



Downstairs Cloakroom

2'6" x 6'2" (0.786 x 1.883)

Extractor fan, radiator, frosted window looking to the side, W.C and sink.

Utility Room

9'10" x 6'6" (3.013 x 1.994)

With electric shower, plumbing for washing machine, power points, frosted window looking to the side and extractor fan. Leading to the rear hallway and back door.

Store Room

8.4 x 5.4 (2.44m.1.22m x 1.52m.1.22m)

With shelving and power points.





Landing

With Radiator, panelled bay window looking to the front, power points, fitted storage cupboard.

Main Bedroom

12'9" x 16'6" (3.904 x 5.049)

Two radiators, two windows one looking to the rear and one to the side, power points, walk in wardrobe.

Walk in Wardrobe

5'2" x 7'0" (1.583 x 2.153)

Providing substantial storage with full length hanger rails and deep high shelf, either side, floor to ceiling shoe shelves to the rear.

Ensuite

6'6" x 7'0" (2.003 x 2.153)

With extractor fan, free standing slipper bath, W.C, pedestal sink basin, window to the rear and radiator.

Bedroom Two

12'10" x 9'1" (3.933 x 2.775)

With window looking to the front, panelled bay window, radiator, power points, original fireplace, fitted storage cupboard and fitted wardrobe.

Bedroom Three

12'11" x 8'7" (3.950 x 2.628)

With window looking to the side, radiator, power points, original fire place and fitted wardrobe.

Bedroom Four

10'5" x 9'3" (3.196 x 2.844)

With window looking to the front, panelled bay window, radiator, power points and fitted wardrobe .

Family Bathroom

10'5" x 8'10" (3.193 x 2.700)

A well appointed large bathroom in keeping with the original house, 6ft roll top enamel free standing bath, hand held shower, W.C, pedestal wash basin, window looking to the rear and radiator and two large airing cupboards.

Outside

A well maintained front garden with mature shrubs, stone driveway and raised lawn surrounded by timber fencing. The rear garden consists of stone court yard bounded by stone walls.







williamsestates



williamsestates



williamsestates



williamsestates



williamsestates



williamsestates



Total area: approx. 209.0 sq. metres (2250.1 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 83 |
| (69-80) C | | | |
| (55-68) D | | 50 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Call us on
 01745 817417
Denbigh@williamsestates.com

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.