



**39 Parc Alafowlia, Denbigh, LL16 3HZ**

**£240,000**

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**EPC - TBC Council Tax Band - D Tenure - Freehold**



# Parc Alafowlia, Denbigh

## 3 Bedrooms - House

Available for sale a detached three bedroom bungalow situated on a desirable location in the town of Denbigh. The property sits on a good size corner plot and enjoys a sunny aspect. The property briefly comprises three bedrooms, lounge/ dining room, kitchen, bathroom and rear porch. To the outside ample parking and detached garage. Simply Must Be Viewed



### Accommodation

A covered porch leads to a double glazed door

### Entrance Hallway

Having laminate flooring, radiator and built in storage cupboard.

### Lounge / Dining Room

23'4" x 9'10" (7.125m x 3.005m)

A good size room with feature fireplace with inset electric fire, dual aspect radiators, double glazed window to the front elevation and double glazed sliding patio doors to the rear garden.

### Kitchen

12'1" x 8'9" (3.686m x 2.678m)

Having a full range of wall, drawer and base units with surfaces over, void for cooker, void for fridge and freezer, plumbing for washing machine, radiator, gas central heating boiler, timber double glazed window to the rear and timber double glazed door to the :

### Porch

7'4" x 3'9" (2.26m x 1.152m)

uPVC construction with tiled floor and uPVC door to the rear elevation

### Bedroom One

13'7" x 10'11" (4.158m x 3.329m)

Having radiator, power point and uPVC window to the front elevation

### Bedroom Two

14'4" x 8'8" (4.387m x 2.666m)

Having radiator, power point and dual aspect uPVC windows to the front and rear elevations.

### Bedroom Three

12'0" x 8'10" (3.669m x 2.696m)

Having radiator, power point and uPVC window to the rear elevation



## Bathroom

7'9" x 8'9" (2.384m x 2.683m )

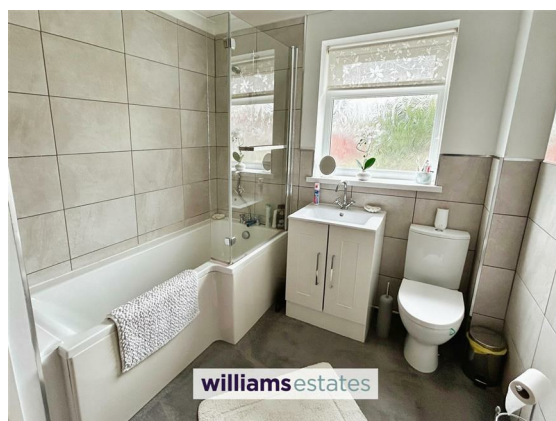
In white comprising low flush w.c, wash basin set in vanity unit, panelled bath with shower attachment, fully tiled walls in the shower area and half tiled walls to the remaining walls, airing cupboard housing the hot water tank, heated towel rail, half tiled walls and obscure uPVC window to the rear elevation,

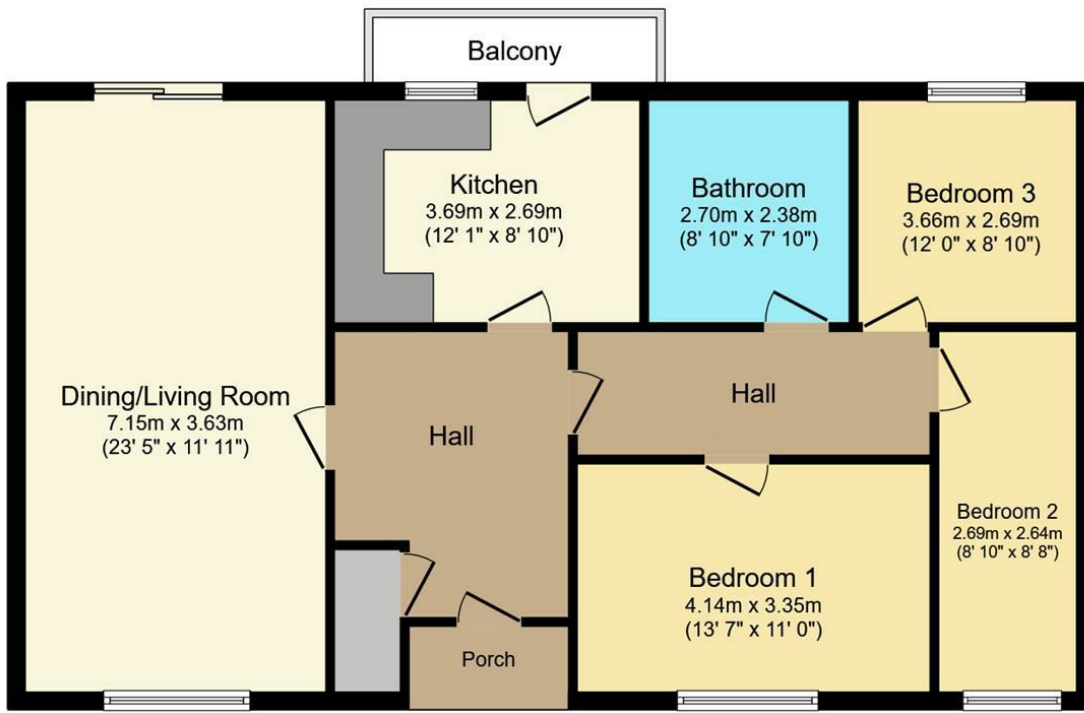
## Outside

The property sits on a corner plot the front and side mainly laid to lawn. The rear garden is bounded on one side by fencing and there is a sunny patio area. Ample off road parking.

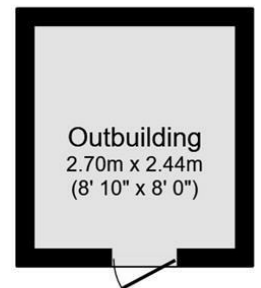
## Garage

Having up and over door, power and side door access.





**Ground Floor**  
Floor area 90.7 m<sup>2</sup> (977 sq.ft.)



**Outbuilding**  
Floor area 6.6 m<sup>2</sup> (71 sq.ft.)

**TOTAL: 97.3 m<sup>2</sup> (1,048 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>84</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>66</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.