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**2 Whitfield Cottage Vale Road, Denbigh,
Denbighshire, LL16 3DF**

£114,950

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EPC - E44

Council Tax Band - C

Tenure - Freehold

Vale Road, Denbigh

2 Bedrooms - House - Terraced

NO CHAIN - Ideal for First Time Buyers/Investor. A two bedroom semi-detached house in a convenient location close to all local amenities. The house has the benefit of gas central heating, uPVC double glazing, good sized living room, fitted kitchen, two bedrooms and shower room. There is an enclosed yard and an out building to rear. Viewing is recommended. EPC Rating E44.



Accommodation

Double glazed front door with leaded bevelled glass opens into:

Entrance Vestibule

Coved ceiling, laminate floor, door leads to:

Living Room

14'10" x 12'6" average (4.52 x 3.81 average)
Coved ceiling, wall hung gas fire, radiator, power points, uPVC double glazed window to the front elevation, bi-fold door opens into a useful under stairs storage cupboard

Inner Hall

Stairs lead off to the first floor

Kitchen

11'5" x 8'3" (3.48 x 2.51)
Worktops with drawer and base units beneath and wall units over, stainless steel single drainer sink with mixer tap, tiled splash backs and wall tiling to half level, electric cooker point, extractor hood, plumbing for washing machine, space for fridge and freezer, radiator, electric meter cupboard, uPVC double glazed window and uPVC double glazed doors to rear garden

Landing

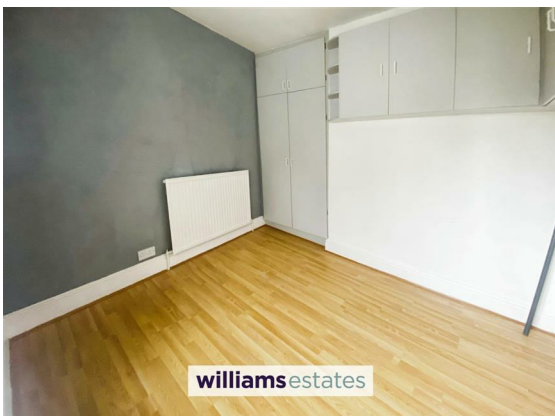
Hinged loft access with pull down ladder, small built in cupboard, doors off lead to:

Bedroom One

12'8" x 12'4" average (3.86 x 3.76 average)
Fitted wardrobes, double radiator, power points, uPVC double glazed window to the front elevation

Bedroom Two

9'1" x 8'3" (2.77 x 2.51)
Fitted wardrobes, radiator, power points, uPVC double glazed window to the rear elevation



Shower Room/WC

Corner shower enclosure with Mira shower, low flush WC, wash basin in vanity unit, radiator, tiling to half height, uPVC double glazed window to the side elevation

Outside


small yard area paved and an outside WC and lean to store shed

Directions

At the lights on Vale Road, go across at Artisan and keep left by Copyrite and the property can be found on the left hand side



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
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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.