



**5 Lon Wynne, Denbigh, Denbighshire,
LL16 5YD**

£275,000



EPC - null

Council Tax Band - D

Tenure - Freehold

SUMMARY

Video Tour Available... A well presented three bedroomed detached family home located in Denbigh. The property is ideally situated within proximity to local schools, shops and town amenities, as well as being with easy access of the A55 expressway providing road links towards Conwy, Chester and the national motorway network. The accommodation offers a spacious hallway, living room/dining area, kitchen, conservatory, three bedrooms and bathroom. To the outside, a well maintained front and rear lawned garden, a detached garage and ample off-road parking.



Entrance Hallway

Tiled flooring, power points, uPVC double glazed door and uPVC obscure double glazed windows to the front elevation and radiator.

Living Room/Dining Area

13'10" x 22'3" (4.229 x 6.800)

uPVC double glazed window to the front elevation, radiator and power points.

Kitchen

8'9" x 8'0" (2.680 x 2.443)

Tiled flooring, uPVC double glazed window to the rear elevation, uPVC double glazed door to the side elevation, void for an oven, plumbing for washing machine, power points, spotlights, void for a fridge freezer, wall, base and drawer units with worktop over, extractor hood, white ceramic sink/drain. Storage cupboard and coffee station.

Conservatory

9'11" x 9'2" (3.037 x 2.809)

Tiled flooring, uPVC windows surrounding, uPVC door to the rear garden and lighting.

Landing

Storage cupboard, power points, loft hatch and uPVC double glazed window to the side elevation.

Bedroom One

10'4" x 11'10" (3.158 x 3.615)

uPVC double glazed window to the front elevation, power points and radiator.

Bedroom Two

9'8" x 10'2" (2.958 x 3.118)

uPVC double glazed windows looking to the rear elevation, panelling on one of the walls, radiator and power points.

Bedroom Three/Study

6'9" x 6'6" (2.075 x 2.004)

uPVC double glazed windows to the front elevation, power points and radiator.

Bathroom

5'5" x 7'1" (1.676 x 2.175)

uPVC obscure double glazed window to the rear elevation, bath with rain fall shower over, hand held shower, sink with vanity unit under, w/c, tiled flooring and tiles from floor to ceiling.

Garage

16'11" x 9'0" (5.160 x 2.745)

Plumbing for washing machine, power points, lighting and up and over door, obscure uPVC double glazed window to the garden.

Outside






To the front garden is a lawned area surrounded by decorative sale chippings and driveway. There is a timber gate which leads you to the double garage and rear garden. To the rear garden is a raised lawned area and decorative stones.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.