



## 11 Charnells Well, Denbigh, Denbighshire, LL16 3YH

**£120,000**

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**EPC - E54**

**Council Tax Band - B**

**Tenure - Freehold**



# Charnells Well, Denbigh

## 2 Bedrooms - House - Terraced

No Onward Chain!! - A two bedroomed end terraced cottage situated a short walk into Denbigh town. The accommodation affords lounge, fitted kitchen, downstairs bathroom and two bedrooms. There is an enclosed private rear garden. Added benefits include gas central heating and double glazing. An ideal first buy/ investment. Viewing is recommended. EPC Rating E54.



### Accommodation

Double glazed composite front door leads into:

### Living Room

16'9" x 11'1" (5.11m x 3.38m)

With steps leading into the lounge area, feature fireplace with inset log burner. telephone point, T.V point, radiator and double glazed window to the front elevation. Stairs off to first floor and access to the downstairs bathroom.

### Kitchen

11'6" x 7'3" (3.51m x 2.21m)

Offering a range of wall, drawer and base units with complementary work surfaces over, white ceramic sink with mixer tap, integrated four ring gas hob with oven below and extractor hood above, part tiled walls, radiator, tiled flooring, power points, double glazed window to the rear elevation with views over the garden and uPVC door giving access to the garden.



### Bathroom

6'8" x 4'4" (2.03m x 1.32m)

Offering a white suite with low flush W.C, pedestal basin, panelled bath with shower over, heated towel rail, tiled flooring, fully tiled walls and double glazed window to the rear.

### Landing

### Bedroom One

13'8" x 10'9" (4.17m x 3.28m)

Having built in storage cupboards, loft access hatch, power points, radiators and double glazed window to the front elevation.

### Bedroom Two

16'5" x 6'2" (5.00 x 1.88)

Having radiator, power points and double glazed window to the rear elevation.

### Outside


The rear garden offers a sunny aspect and a good size, set in three lawned tiers, patio area and flower beds. Bounded by stone walling and mature shrubs.



Also having access from the front via a side gate and an outhouse attached to the property for storage/utility.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</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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Call us on  
01745 817417

[Denbigh@williamsestates.com](mailto: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.