

williams estates



8 Karen Court, Denbigh, LL16 4RB

£365,000

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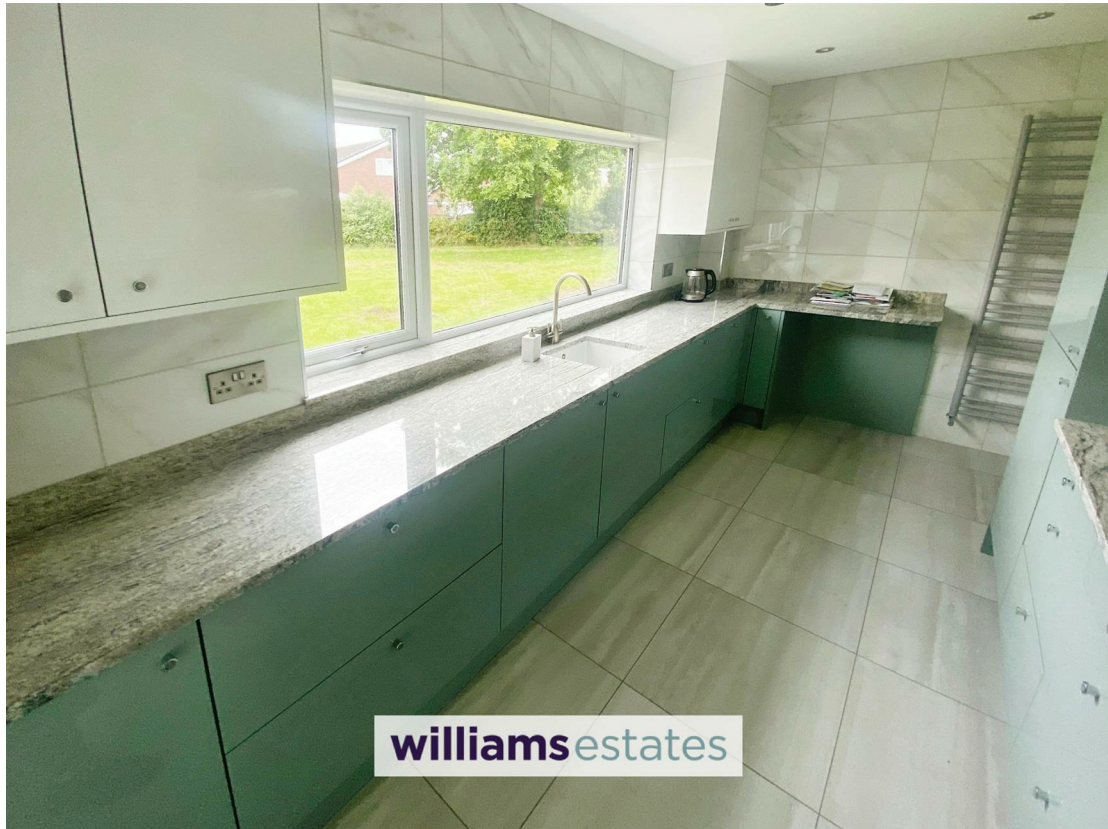
EPC - TBC

Council Tax Band - G

Tenure - Freehold

SUMMARY

****Video Tour Available**** a three bedroom detached property located in a sought after location in the lower part of Denbigh. The accommodation offers living room, kitchen, dining room, downstairs shower room, three bedrooms and family bathroom. The property is located 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. Viewing is highly recommended.



Entrance Hallway

Living Room

17'11" x 23'11" (5.464 x 7.309)

uPVC double glazed sliding door to the rear elevation, two uPVC double glazed sliding windows one to the front elevation and the other to the rear elevation, power points and three radiators.



Kitchen

8'1" x 14'0" (2.465 x 4.278)

uPVC double glazed window to the rear elevation, wall, drawer and base units with worktop over, sink and drainer, induction hob, extractor hood, integrated oven and microwave, integrated fridge freezer, integrated and washing machine.

Rear Hallway

Access to the garage and to a storage cupboard that houses the boiler.

Dining Room

9'10" x 12'9" (2.999 x 3.900)

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



Shower Room

9'3" x 8'1" (2.843 x 2.472)

Tiled flooring, sink with vanity unit below, walk in shower, heated towel rail, tiles and aqua panels on the walls, w/c, obscure uPVC double glazed window to the front elevation.

Landing

Radiator, uPVC window to the front elevation, storage cupboard.

Bedroom One

11'11" x 14'9" (3.643 x 4.513)

Two uPVC double glazed windows one to the front and one to the rear elevation, built-in wardrobes, power points, storage cupboard with ample shelving and two radiators.



Bedroom Two

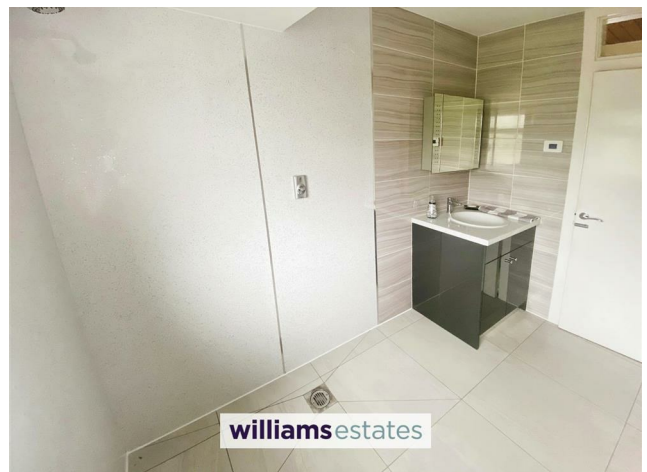
10'1" x 12'10" (3.095 x 3.916)

uPVC double glazed window looking to the front elevation, radiator, power points storage cupboard and built-in wardrobes.

Bedroom Three

8'2" x 12'3" (2.497 x 3.737)

uPVC double glazed windows looking to the rear elevation, radiator, power points, loft hatch and storage cupboard.





Bathroom

7'11" x 5'10" (2.434 x 1.790)

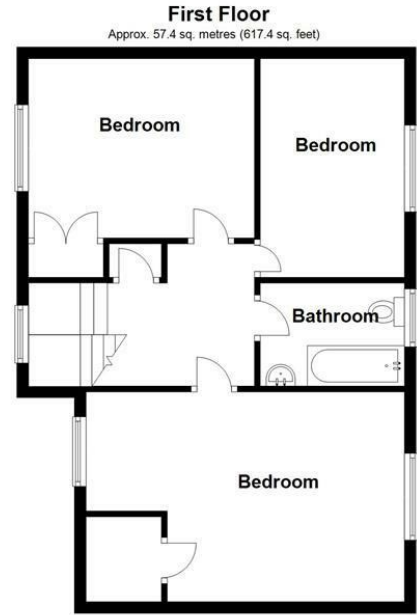
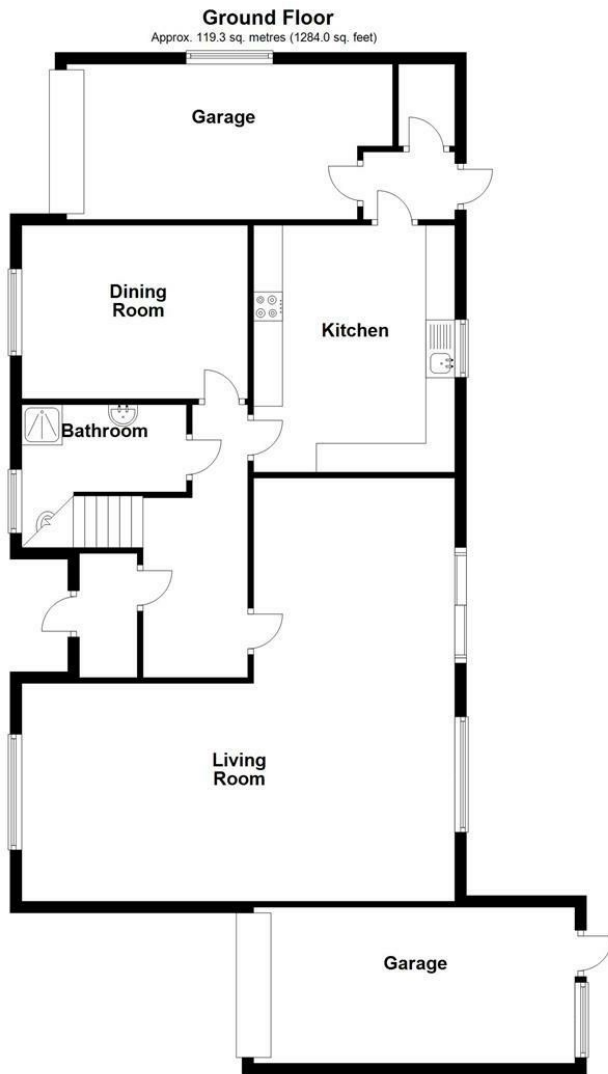
Tiled flooring, heated towel rail, bath, w/c, sink basin with vanity unit below and spotlights.

Outside

To the front is a drive for ample parking, two garages, lawned area, mature shrubs and hedges. To the rear is a large lawned area and mature trees.







Total area: approx. 176.6 sq. metres (1901.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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.