

**37 Mytton Park, Denbigh, Denbighshire,  
LL16 3HR**

**£250,000**

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**EPC - D67**

**Council Tax Band - D**

**Tenure - Freehold**

# Mytton Park, Denbigh

## 2 Bedrooms - Bungalow - Detached

No Onward Chain!! - For sale is this detached two bedroom bungalow located in the sought after location of Lower Denbigh, and ideally situated on Mytton Park. Local schools, leisure centre, bus routes and shopping amenities are only a short distance away from the property. The accommodation boasts living room, kitchen/dining room, conservatory, shower room and two double bedrooms. Sitting on a good sized plot, the property boasts ample off street parking for numerous cars and single garage. EPC Rating D67.



### Accommodation

Comprising of a uPVC obscure glazed door into

### Reception Hall

With doors off to all rooms and a single radiator.

### Living Room

16'5" x 11'6" (5.021 x 3.512)

This bright and spacious room features carpeted flooring and an abundance of natural light from the expansive uPVC double-glazed windows on the side and rear elevations. It boasts an electric fire set on a granite hearth, ample wall sockets, and two double radiators.

### Shower Room

8'10" x 5'11" (2.698 x 1.827)

The bathroom features tiled flooring and floor-to-ceiling tiling. It includes a low flush W.C., a pedestal wash basin, and a corner shower enclosure with glazed sliding doors. Additional amenities include a recessed storage cupboard, a uPVC double-glazed obscure window to the rear elevation, and a single radiator.

### Kitchen/Diner

17'8" x 9'0" (5.394 x 2.745)

The kitchen boasts butcher block countertops and matching wall and base units, with tiled backsplash. It features a Belfast sink with a mixer tap, an integrated electric hob and oven with a stainless steel extractor fan overhead, and a larder unit with space for a tall standing fridge freezer. There are provisions for a washing machine and ample room for a dining table. Natural light floods in through two uPVC double-glazed windows on the side and rear elevations. Additional features include a double radiator and a uPVC glazed door leading into the conservatory.

### Conservatory

13'8" x 9'5" (4.170 x 2.891)

The room features uPVC glazed windows and two uPVC glazed doors that open to the rear garden. It has tiled flooring throughout and includes a larder unit that houses the Worcester gas boiler and a storage heater.



### Bedroom One

13'2" x 8'10" (4.027 x 2.707)

The double bedroom includes fitted cupboards and wardrobes, a uPVC double-glazed window to the front elevation, and a double radiator.

### Bedroom Two

10'3" x 9'11" (3.133 x 3.045)

The double bedroom features fitted wardrobes, a double radiator, and a uPVC double-glazed window on the front elevation.

### Outside

The property offers off-road parking for two vehicles, enclosed by stone walls and featuring two iron gates that lead into the front garden. The front garden includes a well-maintained lawn with stocked borders and mature hedging. A concrete pathway surrounds the property and leads to the rear garden, accessible through an iron gate. The rear garden features a pebbled area with raised borders, flowers, and hedging.

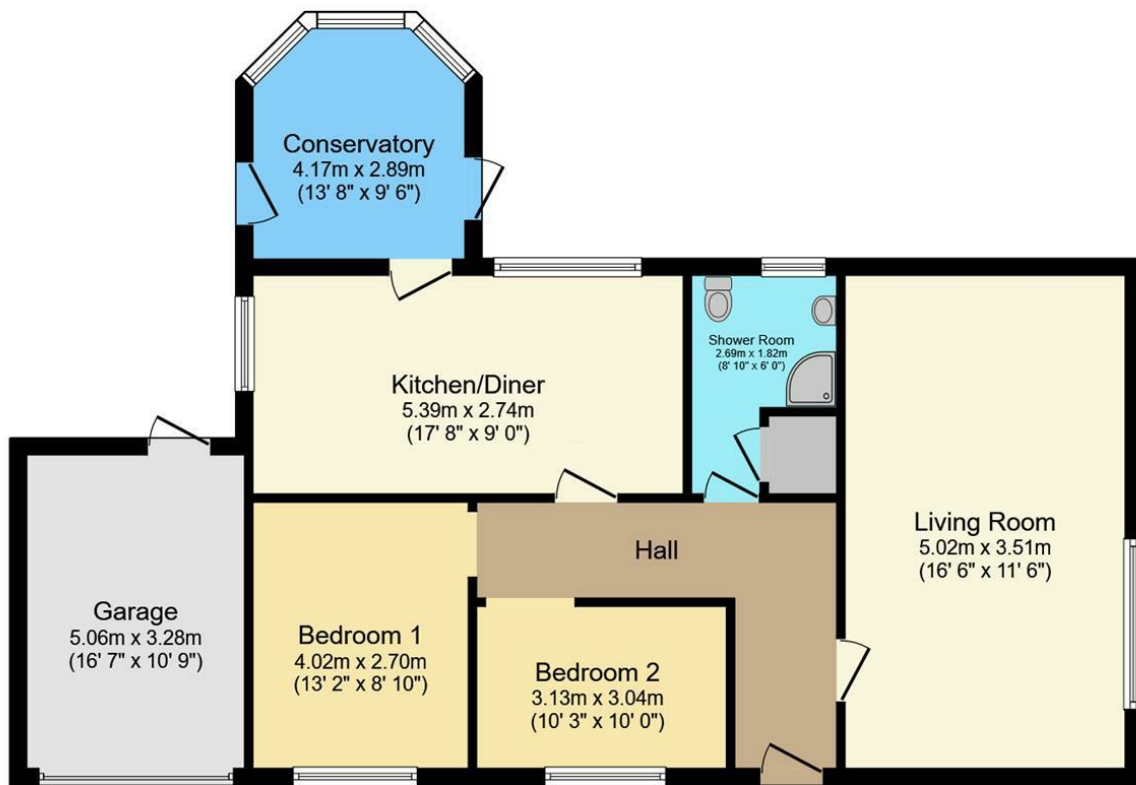
The rear garden is fully paved and includes a timber garden shed. It is enclosed by timber fencing with concrete posts and provides access to the garage.

### Garage

16'7" x 10'9" (5.066 x 3.287)

Spacious garage, providing electric and electric door.





## Floor Plan

Floor area 86.3 m<sup>2</sup> (929 sq.ft.)

TOTAL: 86.3 m<sup>2</sup> (929 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](http://www.Propertybox.io)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</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	

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.

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