



**37 Accar Y Forwyn, Denbigh,  
Denbighshire, LL16 3PW**

**£265,000**

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**EPC - B82**

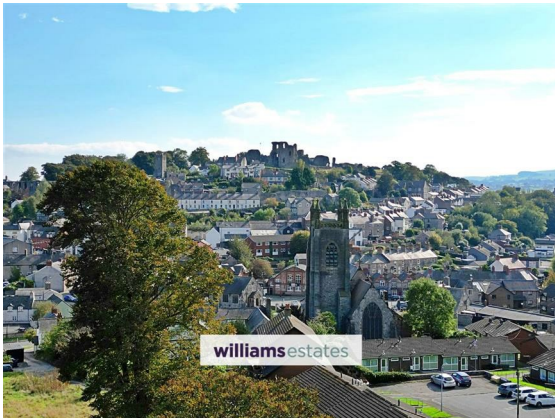
**Council Tax Band - E**

**Tenure - Freehold**

# Accar Y Forwyn, Denbigh

## 3 Bedrooms - Bungalow - Detached

A spacious three bedroom detached bungalow situated in an elevated position which boasts views over towards Denbigh castle and the hillsides, also being a short walk to all local amenities. The accommodation comprises of a reception hall, living Room, kitchen, dining room, three double bedrooms and bathroom. The bungalow is situated on a good size plot which offers a garden to the front and rear, driveway providing ample off road parking and a garage. The rear garden offers a sunny private aspect with the added benefit of PV panels, Offered with No Onward Chain, this is a Simply Must View. EPC Rating B82.



### Accommodation

Comprising of a glazed wooden door into

### Reception Hall

With doors off to all rooms, double radiator and two recessed storage cupboards.

### Living Room

17'9" x 12'6" (5.425 x 3.818)

Bright and spacious room with two expansive uPVC double glazed windows to the front and side elevation, radiator, electric fire, ample wall sockets, TV point and doorway into:

### Dining Room

10'7" x 10'0" (3.236 x 3.053)

Bright room with a uPVC double glazed window to the front elevation, room for dining table, ample wall sockets and a sliding door into:

### Kitchen

12'10" x 8'8" (3.928 x 2.644)

Comprising of complimentary worktops with matching wall and base units, stainless steel sink with mixer tap over, four ring gas hob and oven, space for washing machine and tumble dryer, tiled splash backs, large fitted cupboard, deep recessed storage cupboard housing a single radiator, uPVC double glazed window to the side elevation, glazed door leading to the side elevation and door back through to the reception hall.

### Bedroom One

12'0" x 11'2" (3.663 x 3.411)

Double bedroom with a range of fitted mirrored wardrobes, single radiator, wall sockets and a uPVC double glazed window to the rear elevation.

### Bedroom Two

12'0" x 11'1" (3.664 x 3.387)

Double bedroom with a single radiator and a uPVC double glazed window overlooking the rear garden.



### Bedroom Three

12'0" x 8'7" (3.661 x 2.632)

Double bedroom having a single radiator and a uPVC double glazed window to the side elevation.

### Bathroom

8'8" x 5'10" (2.650 x 1.798)

Comprising of a low flush W.C., pedestal wash basin, panelled bath tub with shower overhead, half tiled walls and full tiled around bath area, two uPVC obscure windows to the side elevation, single radiator, recessed storage cupboard and an extractor fan.

### Outside


The property is approached via a good size driveway for ample off road parking, lawn area to the front and access to the garage.

Timber gate gives way to the rear.

The rear garden is a fabulous size with a variety of stocked borders, hedging, lawn and gravelled areas with paved patios, timber storage, raised decking with feature pond beneath. Bounded by timber fencing for privacy.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	87
(69-80) <b>C</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		
England & Wales	EU Directive 2002/91/EC	

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