



**9 Cysgod Y Graig, Denbigh,
Denbighshire, LL16 3TD**

£250,000

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EPC - C71

Council Tax Band - E Tenure - Freehold

SUMMARY

No Onward Chain!! - Discover this single-story bungalow, perfectly nestled in a peaceful residential area of Cysgod Y Graig. This home offers a cozy yet spacious layout that's ideal for families or those looking to downsize. The property comprises, living room, dining area, kitchen, three bedrooms, one having en-suite, family bathroom, front and rear gardens, single garage and off road parking. EPC Rating C71.



Accommodation
uPVC front door into

Reception Hall
With doors off to each room

Living Room
22'4" x 11'9" (6.816 x 3.600)
Bright and airy room featuring a prominent uPVC double-glazed bay window and an additional uPVC double-glazed window at the front, allowing natural light to flood in. The space provides two double radiators along with plenty of wall sockets for convenience, there is also a serving hatch from the dining area through to the kitchen.

Kitchen
11'3" x 7'10" (3.436 x 2.402)
Stylish complementary worktops paired with matching wall and base units. The space features a four-ring gas hob with an extractor hood above, along with a stainless steel drainer sink complete with a mixer tap. Tiled splash-backs and provisions for a washing machine. The kitchen is equipped with ample wall sockets and a double radiator. Natural light pours in through the uPVC double-glazed window overlooking the side elevation, and a uPVC glazed door provides convenient access to the side elevation.

Bedroom One
11'11" x 11'0" (3.649 x 3.361)
Spacious double bedroom featuring a uPVC double-glazed window that offers views of the rear garden and beyond views.

En-Suite
This stylish bathroom features tile flooring throughout. It includes a low flush W.C., shower enclosure, a contemporary base unit houses a vanity wash basin, extractor fan and a chrome heated towel rail.

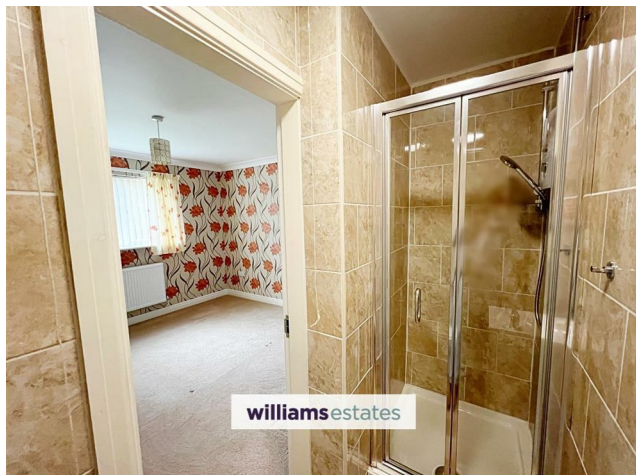
Bedroom Two
11'0" x 10'0" (3.373 x 3.055)
Generously sized double bedroom featuring a uPVC window overlooking the rear, allowing natural light to brighten the space and a double radiator.

Bedroom Three
10'3" x 7'0" (3.142 x 2.149)
Having a uPVC window to the side elevation and a double radiator.

Family Bathroom
6'6" x 5'6" (2.005 x 1.687)
Featuring a low flush W.C., pedestal wash basin, bathtub, chrome heated towel rail, a uPVC double-glazed window on the side elevation allows natural light and the entire area is tiled throughout.

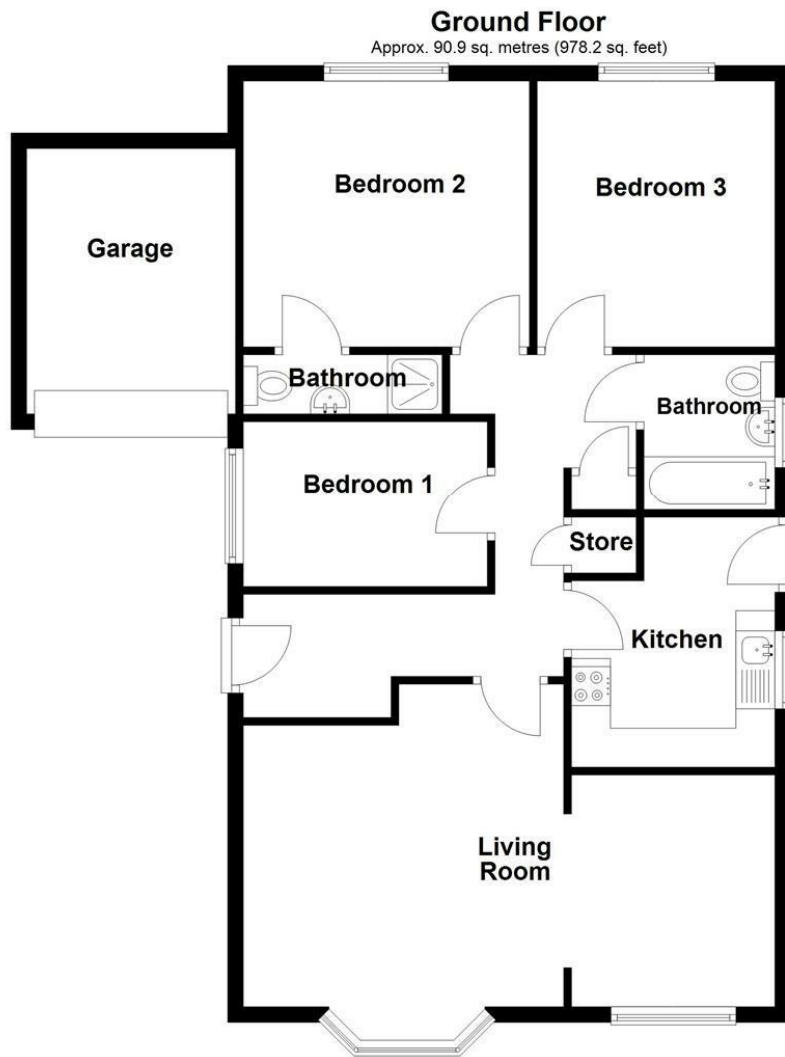
Outside





To the front of the property, the driveway offers off-road parking for multiple vehicles. The front garden is predominantly laid to lawn, and features a side gate for convenient access to the rear garden. The rear garden is also primarily laid to lawn and is bordered by mature hedging and shrubs and timber fencing. This space also boasts stunning views over Denbigh and the Clwydian Range beyond.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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.