

**1 Parc Alafowlia, Denbigh, Denbighshire,
LL16 3HZ**

£250,000

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EPC - D66

Council Tax Band - D

Tenure - Freehold

Parc Alafowlia, Denbigh

3 Bedrooms - House - Detached

A recently modernised three bedroomed link-detached house. Occupying a most convenient and popular location in lower Denbigh. In brief, the accommodation comprises of entrance porch, hallway, living room, kitchen/breakfast room, utility, three bedrooms and bathroom. The well-stocked gardens have been laid for ease of maintenance and to the front and side provide gravelled and planting areas, paved pathways and driveway with ample off road parking giving access to the garage. Further benefits include gas central heating and double glazing. EPC Rating D66.



Accommodation

Double glazed door with glass panel adjacent leads into:

Entrance Porch

Living Room

12'11" x 12'2" (3.941 x 3.722)

Bright and spacious living room with two uPVC double glazed windows to the front and side elevation, feature fireplace and a double radiator.

Kitchen/Breakfast Room

16'1" x 9'6" (4.917 x 2.904)

A generously sized kitchen featuring a uPVC double-glazed window at the rear and matching French doors that open to the garden. The space is well-equipped with a range of coordinated wall and base units, an induction hob, a built-in oven, and an integrated dishwasher. A central island with a breakfast bar, while an understairs storage cupboard provides additional convenience, double radiator and offers ample wall sockets.

Utility Room

9'6" x 5'11" (2.918 x 1.807)

Providing a work surface, provisions for washing machine and tumble dryer, low flush W.C., and a stable door leading to the rear.

Landing

With a double glazed window to the side elevation, doors off to all rooms, airing cupboard and a loft access hatch.

Bedroom One

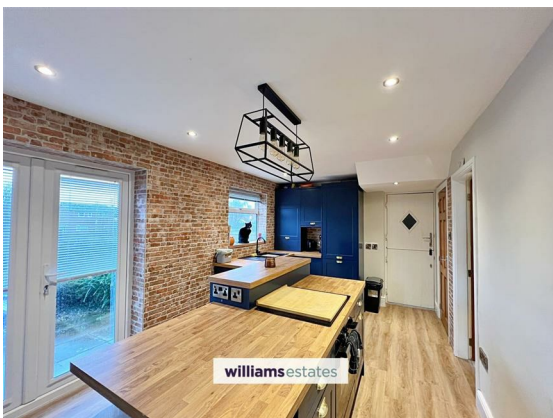
13'0" x 9'2" (3.963 x 2.806)

Double bedroom with two windows to the front and side elevation and a single radiator.

Bedroom Two

9'6" x 9'2" (2.910 x 2.803)

Double bedroom with a uPVC double glazed window to the rear elevation, and a double radiator.



Bedroom Three

6'8" x 7'0" (2.054 x 2.149)

Single bedroom with a uPVC double glazed window to the front elevation, double radiator and recessed over stair storage.

Bathroom

6'6" x 6'2" (2.002 x 1.883)

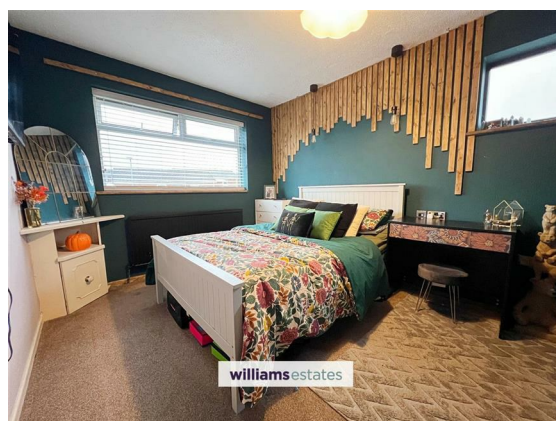
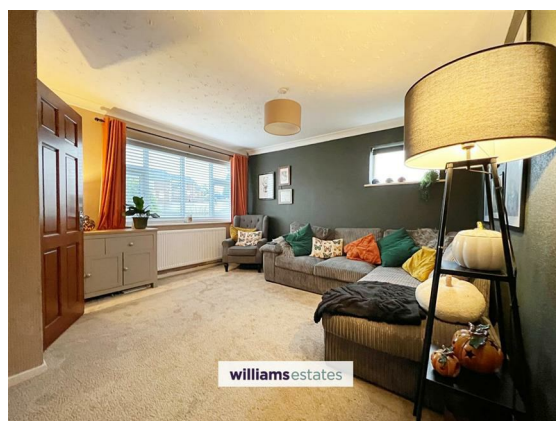
Low flush W.C., pedestal wash basin, bath tub with shower overhead, uPVC obscure window to the rear elevation and a double radiator.

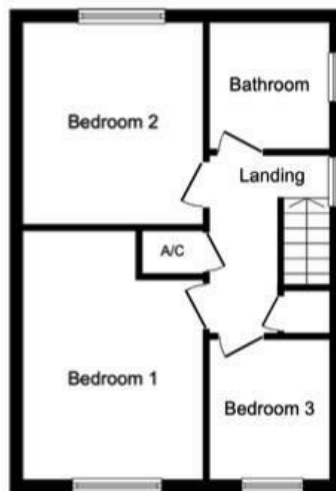
Outside

To the front and side are low maintenance gardens stocked with a variety of plants and shrubs together with a driveway providing off road parking, this can easily be made bigger to provide parking for numerous vehicles and giving access to the garage with up and over door. The rear gardens are enclosed and comprise of paved patio, gravel and slated areas and established shrubs.

Directions

From our Denbigh branch, Crown Lane, Denbigh LL16 3AA, Head south-east on Crown Ln towards Hall Square/A543, Turn left onto Hall Square/A543. Continue to follow A543. Turn right onto Ruthin Rd/A543. Turn left onto Trewen, Continue onto Mytton Park, Turn left onto Dalar Wen, becoming Parc Alafowlia. The property will then be on the left side on the corner.





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(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.