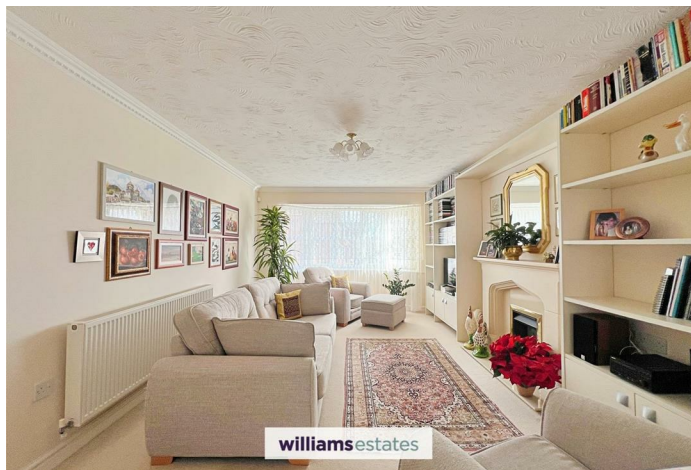


williams estates



**14 Llys Gwydyr, Denbigh,
Denbighshire, LL16 3ET**

£340,000

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EPC - C78

Council Tax Band - E Tenure - Leasehold

SUMMARY

A well presented four bedroom detached family home located in the popular area of lower Denbigh. Denbigh' is a Historic market town situated within the heart of the Vale of Clwyd and within 7 miles of the A55 Expressway at St Asaph The town provides a good range of shopping facilities catering for most daily needs to include supermarkets, public library, post office and leisure centre. EPC Rating - TBC.



Accommodation

uPVC glazed door into entrance hall

Entrance Hall

14'8" x 5'5" (4.471 x 1.669)

A door leads to the cloakroom, with a turned staircase ascending to the first floor. There are doors leading to the living room, dining room, and kitchen, as well as a double radiator.

Cloakroom

6'9" x 3'4" (2.058 x 1.039)

Featuring a low flush W.C., a pedestal wash basin, and a uPVC obscure window to the front elevation.

Living Room

16'7" x 11'6" (5.063 x 3.507)

A bright and spacious living room with a uPVC double-glazed bay window to the front, a gas fire, ample wall sockets, a double radiator, and an opening into the dining room.

Dining Room

12'10" x 9'3" (3.917 x 2.834)

Generously sized dining room featuring uPVC sliding doors to the rear, a double radiator, and ample wall sockets.

Kitchen/Breakfast Room

14'5" x 10'6" (4.408 x 3.221)

Spacious kitchen/breakfast room featuring complementary worktops with matching wall and base units, a stainless steel drainer sink with mixer tap, a fitted cooker, space for a tall-standing fridge/freezer, a breakfast bar, a four-ring gas hob with stainless steel extractor fan overhead, tiled splashbacks, and a uPVC window to the rear elevation. Door leading to:

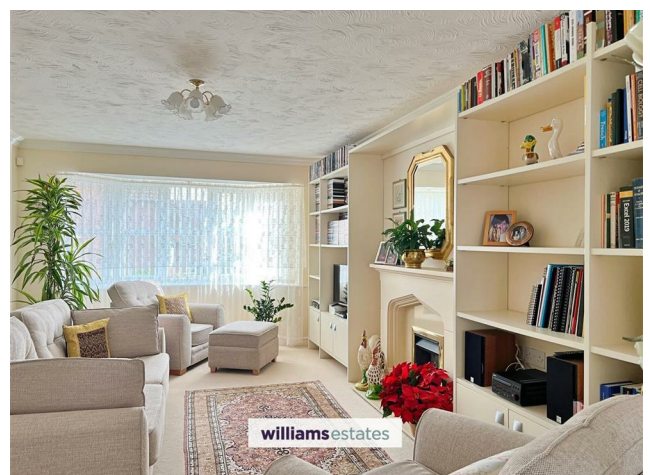
Utility Room

9'9" x 5'0" (2.981 x 1.545)

Complementary worktops with matching wall and base units, a stainless steel drainer sink with mixer tap, wall-mounted gas boiler, provisions for a washing machine and dryer, uPVC double-glazed windows to the front elevation, and a door leading to the rear garden.

Landing

Spacious landing with doors leading to all rooms, an airing cupboard, a uPVC double-glazed window to the side elevation, ample wall sockets, and a loft access hatch.





Bedroom One

11'10" x 10'5" (3.620 x 3.178)

Double bedroom with a range of fitted wardrobes, a double radiator, and a uPVC double-glazed window to the front elevation, offering distant views of the Clwydian Range.

En-Suite

7'0" x 3'2" (2.146 x 0.988)

Low flush W.C., pedestal wash hand basin, and a walk-in shower enclosure with full tiling around the shower. The room also features a double radiator, a uPVC obscure window to the side, and an extractor fan.



Bedroom Two

10'8" x 8'8" (3.262 x 2.658)

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

Bedroom Three

10'4" x 7'7" (3.175 x 2.335)

Double bedroom featuring a uPVC double-glazed window to the rear elevation, ample wall sockets, and a double radiator.

Bedroom Four

8'8" x 6'11" (2.653 x 2.115)

Currently used as an office, this room features a uPVC double-glazed window to the front elevation, fitted cupboards and wardrobe, a double radiator, and wall sockets.



Bathroom

7'0" x 6'0" (2.152 x 1.847)

Comprising a low flush W.C., pedestal wash basin, and a bathtub with a shower overhead. The room also features a uPVC obscure window to the side elevation, half-tiled walls, a shaving point, and an extractor fan.

Outside

To the front of the property, you'll find a small lawned area, bordered by timber fencing and low brick walls, with slabbed steps leading to the front door. A timber gate provides access to the rear garden. The side elevation offers off-road parking and leads to the double garage, which has an electric door. The rear garden is mainly laid to lawn, with slabbed walkways, a raised brick pond, and side access to the garage.

Double Garage

17'11" x 18'1" (5.484 x 5.527)

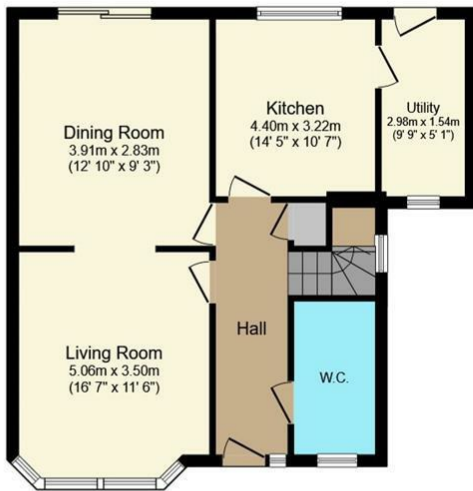
Providing an electric door, light, wall sockets, and plenty of room to store two cars.





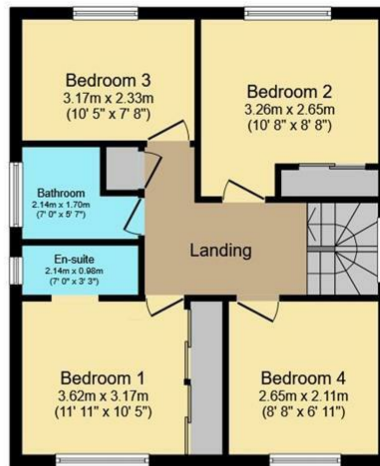






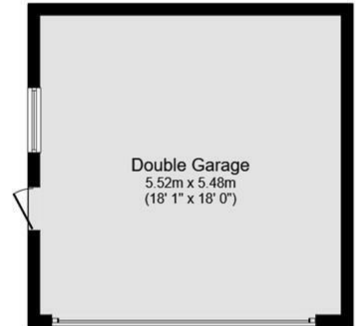
Ground Floor

Floor area 58.3 m² (628 sq.ft.)



First Floor

Floor area 52.0 m² (560 sq.ft.)



Garage

Floor area 30.2 m² (326 sq.ft.)

TOTAL: 140.6 m² (1,514 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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