

williams estates



**9 Lenten Pool Lenten Pool, Denbigh,
Denbighshire, LL16 3LG**

£125,000

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EPC - D60 Council Tax Band - B Tenure - Freehold

Lenten Pool, Denbigh

2 Bedrooms - House - Terraced

NO CHAIN - A spacious two-bedroom terrace house located in Denbigh Town Centre, with on road parking and close to local amenities. The property comprises Entrance hall, living room, spacious dining room, kitchen, downstairs cloakroom, two double bedrooms, bathroom and a rear garden. EPC Rating - TBC, Council Tax Band -B , Tenure - Freehold.



Accommodation

uPVC glazed door

Living Room

11'5" x 8'11" (3.495 x 2.722)

With a bay window to the front elevation with a uPVC double glazing, a single radiator and an opening into

Dining Room

14'4" x 12'2" (4.394 x 3.714)

Generously sized room with a recessed fireplace with a log burning stove on tiled hearth, an under stair storage cupboard, single radiator, uPVC double glazed window to the rear and door leading into:

Kitchen

8'0" x 7'10" (2.452 x 2.398)

Complimentary worktops with matching wall and base units, a stainless steel drainer sink with taps over, tiled splash backs, wall mounted gas boiler, a uPVC double glazed window to the rear, and an opening through to small utility area.

W.C.

6'5" x 3'2" (1.970 x 0.974)

Low flush W.C., wall hung wash basin and a uPVC obscure double glazed window to the rear.

Landing

With doors off to bedrooms and the bathroom, this space also features a roof window.

Bedroom One

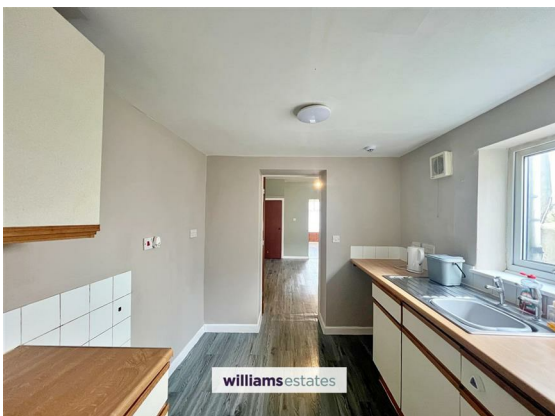
11'6" x 8'11" (3.514 x 2.743)

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

Bedroom Two

11'6" x 9'3" (3.507 x 2.840)

Good sized bedroom with fitted wardrobes, a single radiator and a uPVC double glazed window to the rear elevation.



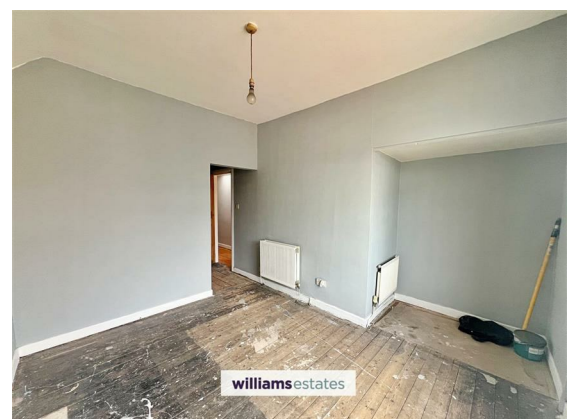
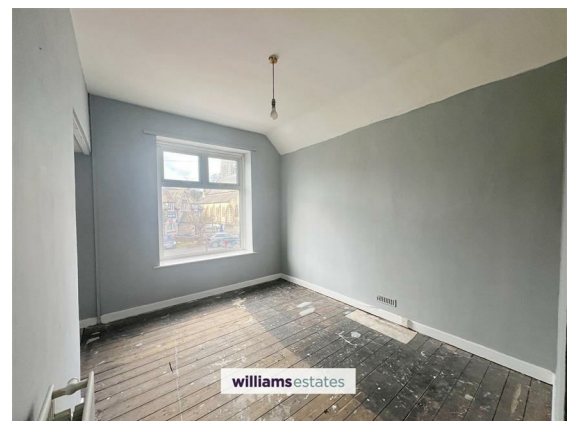
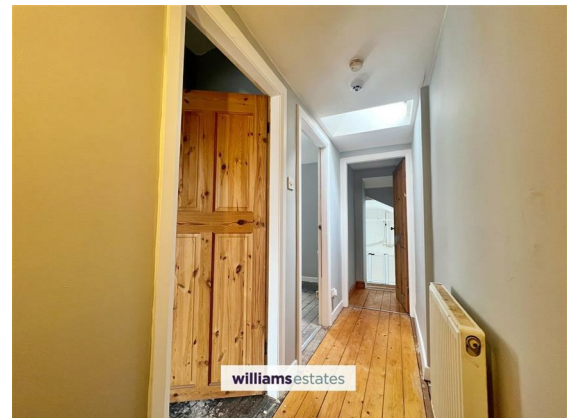
Bathroom

8'0" x 7'11" (2.452 x 2.427)

Low flush W.C., walk in shower, half tiled walls, pedestal wash basin, double radiator, extractor fan and a uPVC obscure window to the rear elevation.

Outside

The rear garden is paved, which is bound by stone walls and there is a wooden gate which provides right of way access to the front.



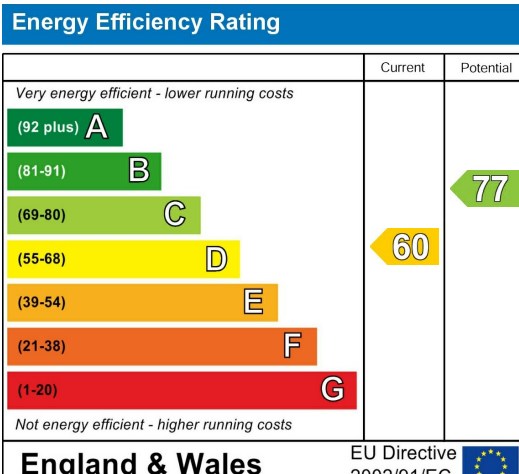


Total floor area: 83.1 sq.m. (895 sq.ft.)

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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