

williams estates



50 Maes Y Goron, Denbigh, LL16 3PU

£155,000

3 1 2 D

EPC - D61

Council Tax Band - B Tenure - Freehold

SUMMARY

A spacious end terraced house, three bedrooms. A perfect family home in a sought after area of upper Denbigh which is close to local schools and shops. The accommodation comprises of entrance hall, living room, modern kitchen/ breakfast room, conservatory, utility, three bedrooms and shower room. There is a driveway providing off road parking and a good sized garden to the rear. Added benefits include gas central heating and uPVC double glazing throughout. Viewing recommended. EPC Rating D61.



Accommodation

Double glazed door leads into:

Entrance Hall

Staircase to the first floor, double glazed window, power points and radiator.

Living Room

15'10" x 10'9" (4.85m x 3.30m)

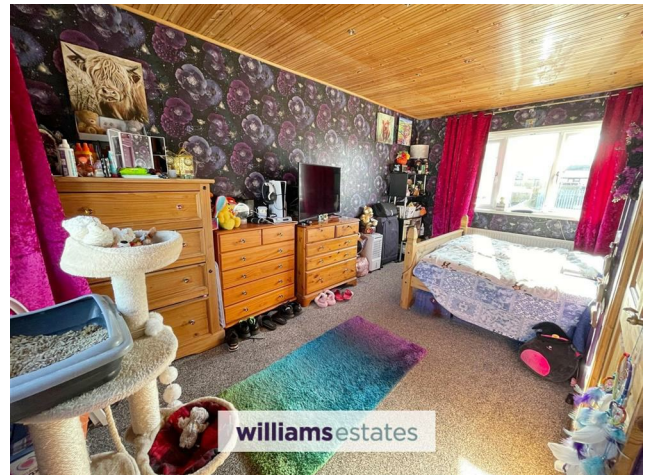
A spacious lounge with wood effect flooring, radiator, power points, brick built feature fireplace with exposed beam. uPVC double doors leads into the conservatory and uPVC window to the front.



Kitchen/Breakfast Room

15'10" x 9'8" (4.85m x 2.97m)

Offering a range of modern high gloss wall, drawer and base units with work surfaces over. Stainless steel sink with mixer tap and instant hot water, integrated appliances comprising; electric double oven, 'touch control' induction hob and contemporary style cooker hood with lighting. Tiled flooring, power points, vertical radiator, under stairs storage cupboard housing a gas fired boiler and UPVC double glazed door to Utility Room.



Utility

8'9" x 8'7" (2.67m x 2.64m)

Double glazed windows and exterior door, tiled flooring and power points.

Conservatory

11'10" x 9'10" (3.63m x 3.02m)

UPVC double glazed construction. Having power points, radiator, brick built dwarf walls and double glazed door leads to the rear garden.

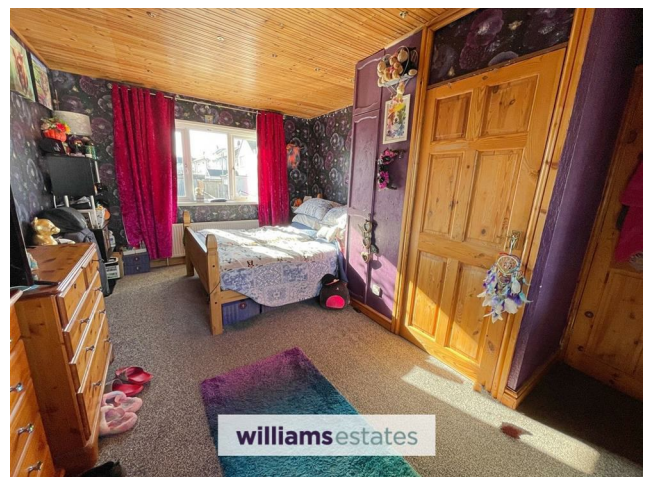
Landing

Double glazed window to the rear, radiator, power points and accommodation off.

Bedroom One

15'10" x 10'11" (4.85m x 3.33m)

Double glazed windows to the front and rear aspects, built-in cupboard, radiator and power points.



Bedroom Two

9'1" x 10'9" (2.79m x 3.28m)

Double glazed window to the front, radiator and power points.

Bedroom Three

10'8" x 6'5" (3.25m x 1.96m)

Double glazed window to the rear, radiator and power points.





Shower Room

5'10" x 5'4" (1.78m x 1.65m)

A white suite with flow flush W.C, pedestal basin, corner shower, fully tiled walls and flooring, radiator and double glazed window to the front.

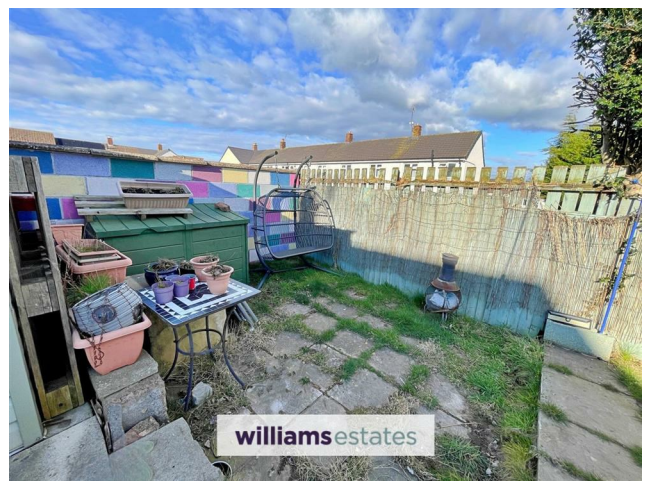
Outside

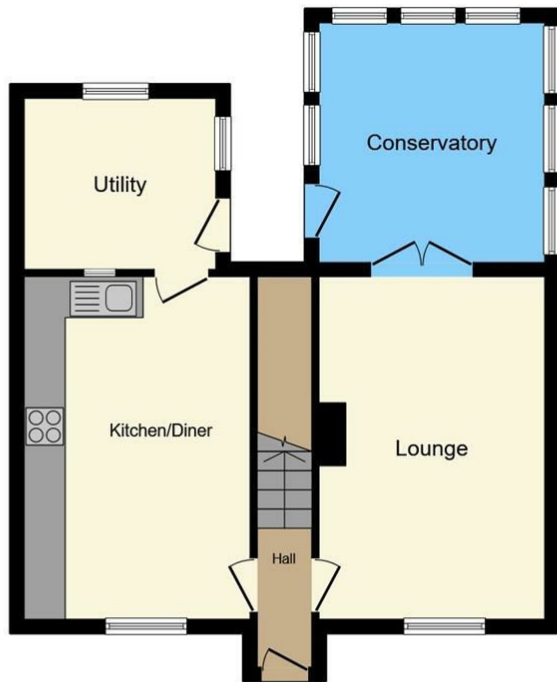
The property is approached via a good size driveway providing off road parking for two vehicles, bounded by brick walls. Steps lead down to the front door.

There is gated access to the side of the house leading though to the rear garden, outside tap and power point.

To the rear there is a good sized fully enclosed garden with extensive paved areas and lawn to the centre. Raised brick built planters and an additional lower patio area. In addition there are two useful steel profile sheds, an aluminium framed greenhouse, cold water tap and light.

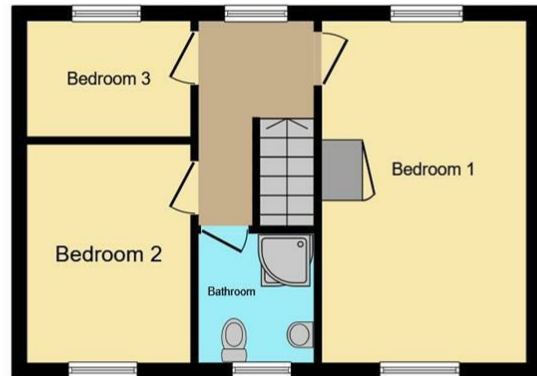






Ground Floor

Floor area 58.1 m² (625 sq.ft.)



First Floor

Floor area 36.5 m² (393 sq.ft.)

TOTAL: 94.6 m² (1,018 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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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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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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.

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