



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

**£295,000**

 3  2  3  B

**EPC - B89**

**Council Tax Band - D**

**Tenure - Freehold**

# Llys Gwydyr, Denbigh

## 3 Bedrooms - House - Detached

No Onward Chain! This well presented, three-bedroom detached home is situated in the sought-after area of Lower Denbigh. Conveniently located within close proximity to excellent schools, restaurants, shops, a post office, chapel, takeaways, and supermarkets, this property offers both comfort and practicality. The ground floor comprises of entrance hall, a spacious living room that flows into a dining area, a well-equipped kitchen, utility room, a downstairs cloakroom, and a second sitting room. Upstairs, you'll find three generously sized bedrooms, including a master with an en-suite, as well as a family bathroom. Further benefits include a multi-purpose outdoor room, perfect for a gym or home office, double glazing throughout, solar panels for energy efficiency, electric charging point and a good-sized rear garden, ideal for outdoor entertaining. Viewing is highly recommended to fully appreciate. EPC Rating B89.



### Accommodation

Modern composite front door leads into:

### Entrance Hall

Stairs and further accommodation off.

### Sitting Room

16'7" x 7'6" (5.05 x 2.29)

A great useful additional room with power points, T.V point and double glazed window to the front elevation.

### Lounge

14'1" x 11'5" (4.29 x 3.48)

A spacious lounge with feature fireplace and gas fire, radiator, power points, double glazed bay window to the front and archway leads to the dining area.

### Dining Room

9'8" x 8'10" (2.95 x 2.69)

Great for entertaining, with radiator, power points and double glazed doors lead out onto the rear patio and garden.

### Kitchen

9'8" x 7'10" (2.95 x 2.39)

Offering a range of wall, drawer and base units with work surfaces over, space for American style fridge freezer, stainless steel sink with bowl and half drainer, integrated four ring gas hob with oven beneath, part tiled walls, power points, radiator, tall standing cupboard and double glazed window to the rear.

### Utility room

6'8" x 5'5" (2.03 x 1.65)

Having plumbing for washing machine, space for dishwasher and dryer, built-in cupboard, tiled flooring, power points and double glazed door leads to the side.

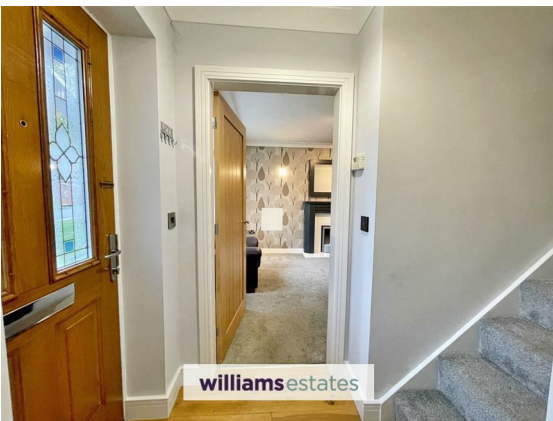
### Cloakroom

5'11" x 3'7" (1.80 x 1.09)

With low flush W.C, pedestal basin with tiled splash back, radiator and double glazed window to the rear.

### Landing

Airing cupboard, power points and accommodation off.



### Master Bedroom

15'0" x 11'11" (4.57 x 3.63)

Fabulous size master bedroom with radiator, power points and double glazed window to the rear.

### En-suite

8'5" x 5'8" (2.57 x 1.73)

A modern suite with shower enclosure with glass privacy screen, low flush W.C, vanity unit with basin, fully tiled walls and flooring, heated towel rail and double glazed window to the front.

### Bedroom Two

11'7" x 8'2" (3.53 x 2.49)

With radiator, power points and double glazed window to the front.

### Bedroom Three

11'10" x 8'1" (3.61 x 2.46)

With radiator, power points and double glazed window to the rear.

### Bathroom

8'0" x 6'4" (2.44 x 1.93)

A modern white suite with low flush W.C, pedestal basin, panelled bath with shower over, radiator, part tiled walls and double glazed window to the side.

### Outside Office/ Gym

10'11" x 8'11" (3.33 x 2.72)

With inset spotlighting, power points, electric wall mounted heater.

### Outside

The property is approached via a good size driveway providing ample off road parking for several vehicles, timber gate gives access to the side of the property which leads to the rear garden. There is an electric charging point also.

The rear garden is of good size with a paved patio area, great for Al-Fresco dining and further lawn area, bounded by timber fencing for privacy.

### Directions

Proceed from our Denbigh office, Denbigh, Crown Lane, LL16 3AA.

Head south-east on Crown Lane towards Hall Square/A543

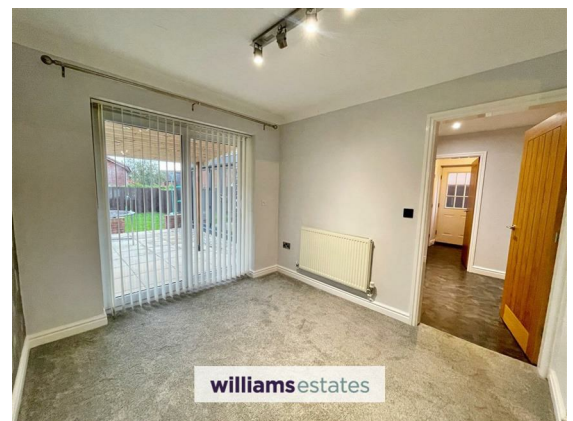
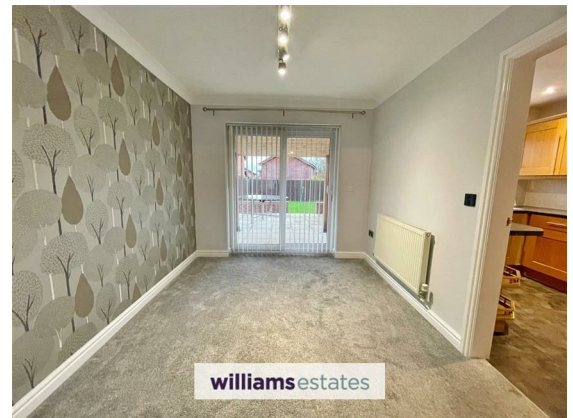
Turn left onto Hall Square/A543.

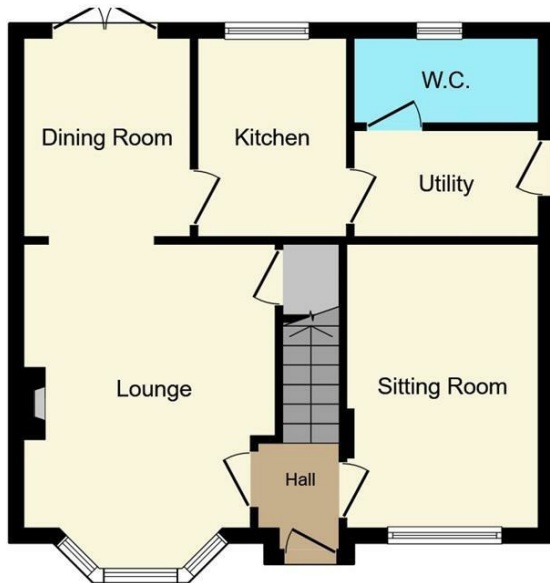
Continue to follow A543

At the roundabout, take the 2nd exit onto Llys Gwydyr

Turn right to stay on Llys Gwydyr

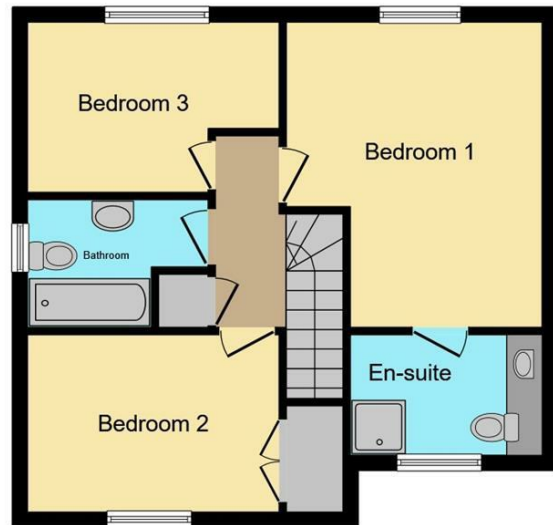
Destination will be on the left hand side.





### Ground Floor

Floor area 51.3 m<sup>2</sup> (552 sq.ft.)



### First Floor

Floor area 47.8 m<sup>2</sup> (514 sq.ft.)

**TOTAL: 99.0 m<sup>2</sup> (1,066 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) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            | 89                                                                                                          | 91        |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Call us on  
**01745 817417**

**Denbigh@williamsestates.com**

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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