



**17 Henllan Street, Denbigh,  
Denbighshire, LL16 3PF**

**£129,950**

 2  1  1  E

**EPC - E47    Council Tax Band - B    Tenure - Freehold**

# Henllan Street, Denbigh

## 2 Bedrooms - House - Terraced

No Onward Chain! - A charming two bedroomed end-terraced house, located in a well favoured area close to the historical town centre. The accommodation has been recently modernised throughout, comprising of living room, kitchen/diner, two bedrooms and bathroom. Further benefits include double glazed, gas central heating and a good size rear garden. With easy access to local amenities, schools, and transport links, this home provides an excellent opportunity for first-time buyers, investors, or those looking to downsize. EPC Rating E47.



### Accommodation

Upvc front door with glass panel leads into:

### Living Room

13'1" x 11'10" (4.01 x 3.63 )

A spacious living room with wall mounted electric fire and radiator, power points, stairs off and double glazed window to the front.

### Kitchen/ Breakfast Room

Offering a range of modern wall, drawer and base units with work surfaces over, matte black sink with mixer tap, four ring electric hob with oven beneath, space for dishwasher, plumbing for washing machine, space for tall standing fridge/freezer, inset spotlighting, radiator, power points, double glazed window to the rear elevation and further uPVC door leads out to the rear garden.

### Landing

Accommodation off.

### Bedroom One

13'0" x 12'0" (3.96 x 3.66)

Having power points, radiator and Upvc double glazed window to the front elevation.

### Bedroom Two

13'0" x 5'0" (3.96 x 1.52)

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

### Bathroom

A modern white suite with low flush W.C, vanity unit and basin, panelled bath with shower over, heated towel rail, airing cupboard, part PVC wall panel and double glazed window to the rear.

### Outside

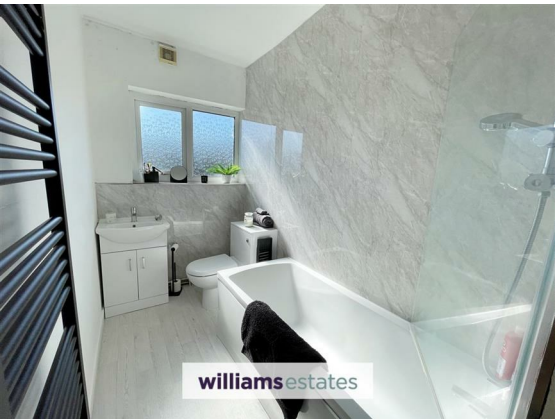
The rear garden is mainly laid to lawn with a paved patio area, bounded by timber fencing for privacy.

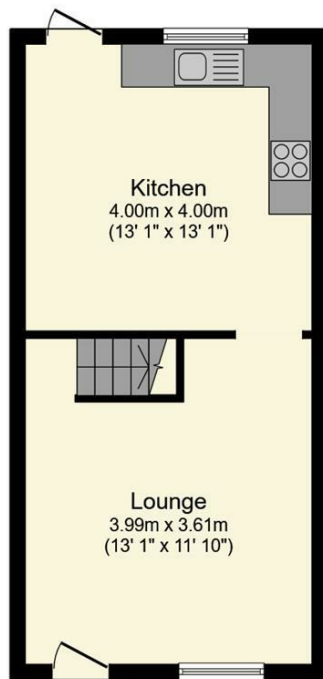
### Directions

Proceed from our Denbigh office down to Lenten Pool roundabout. Take the second exit signposted Henllan and the property can be seen on the left hand side.



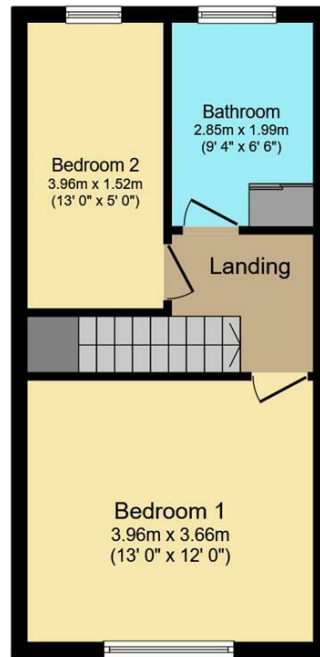






**Ground Floor**

Floor area 34.6 sq.m. (372 sq.ft.)



**First Floor**

Floor area 34.6 sq.m. (372 sq.ft.)

Total floor area: 69.2 sq.m. (744 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>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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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