



**6 Cwm Llewenni, Denbigh,  
Denbighshire, LL16 4AP**

**£290,000**

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**EPC - D63**

**Council Tax Band - C    Tenure - Freehold**



# SUMMARY

**NO CHAIN** - A three-bedroom family home located in the sought-after Myddleton Park area of Denbigh, situated in a quiet, peaceful cul-de-sac location at the edge of the estate. This property offers spacious accommodation comprising a bright living room, kitchen, utility room, convenient ground floor cloakroom, three generously sized bedrooms, and a shower room. Externally, the home boasts well-maintained front and rear gardens, off-road parking, and a single garage. With easy level access to the excellent Siop y Park, primary and high school, leisure centre and community hospital, also easy pedestrian access to Afon Ystrad, and the popular Brookhouse Mill, due to re-open in the summer.

Ideally positioned just 5.8 miles from St. Asaph—with easy access to the A55—and only 6 miles from the charming market town of Ruthin, this home combines comfort, convenience, and location. EPC Rating - TBC, Council Tax Band - , Tenure - Freehold.





## Accommodation

a uPVC front door leading into

### Entrance Hall

With the staircase ascending to the first floor and a door leading into the living room.

### Living Room

21'10" x 11'9" (6.662 x 3.595)

A generously sized room featuring uPVC double glazed windows to both the front and rear elevations, allowing for plenty of natural light along with two single radiators.

### Kitchen

11'9" x 8'4" (3.596 x 2.547)

Fitted with complementary worktops and matching wall and base units, this kitchen offers ample storage and workspace.

There is space for a cooker, a designated recess for a fridge, and plumbing provisions for a washing machine. A stainless steel sink with mixer tap sits beneath tiled splashbacks, and an understairs pantry provides additional storage. The room benefits from two uPVC double glazed windows to the side and rear elevations, allowing for natural light, along with ample wall sockets throughout. A glazed wooden door leads through to:

### Utility Room

6'4" x 5'3" (1.947 x 1.625)

Fitted with a worktop and matching wall and base units, this space offers ample wall sockets for convenience. A door provides access to a W.C., while another leads directly out to the rear garden.

### Downstairs W.C.

6'4" x 2'11" (1.943 x 0.894)

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

### Landing

With doors off to all rooms, airing cupboard with a Worcester boiler and a loft access hatch.

### Bedroom One

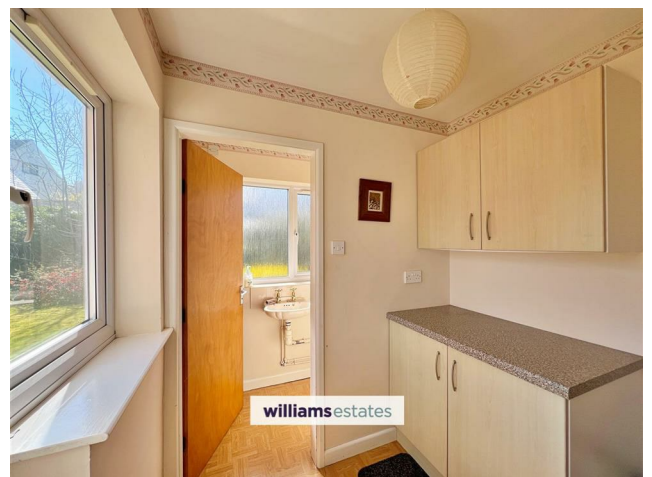
12'5" x 11'10" (3.788 x 3.620)

A large double bedroom with a uPVC double glazed window to the front elevation, recessed storage cupboard, and a single radiator.

### Bedroom Two

11'10" x 9'1" (3.612 x 2.779)

Comprising of a uPVC double glazed window to the rear elevation and a single radiator.





### Bedroom Three

10'11" x 8'3" (3.329 x 2.534)

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

### Shower Room

8'3" x 5'8" (2.538 x 1.733)

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

### Outside

With considerable potential for development/extension, subject to planning permission. To the front of the property is a well-maintained front garden with a neatly edged lawn and mature shrubbery, a paved driveway leads to an integrated garage with an up and over door, providing ample off-road parking. To the rear is a generous and well-maintained rear garden, this outdoor space offers a perfect blend of lawn and established borders filled with mature shrubs and seasonal planting. Ideal for families and keen gardeners alike, the garden provides a peaceful and private setting, with plenty of room for outdoor seating or play.

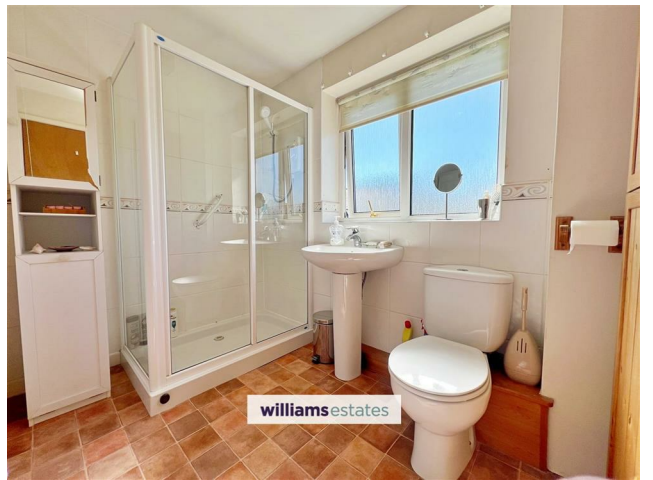


### Garage

17'2" x 7'10" (5.253 x 2.410)







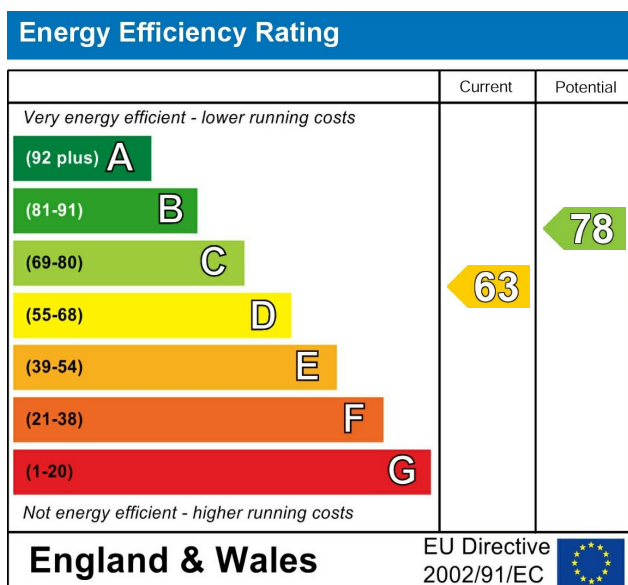








Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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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.