



**4 Abbey Court, Denbigh, Denbighshire,  
LL16 3HU**

**Offers in the region of £270,000**



**EPC - D55    Council Tax Band - D    Tenure - Freehold**



# Abbey Court, Denbigh

## 3 Bedrooms - Bungalow - Detached

Tucked away in a peaceful cul-de-sac in Denbigh, this beautifully presented three-bedroom bungalow seamlessly combines modern comfort with a cottage charm. The property comprises, entrance porch/hallway, living room, kitchen/diner, utility room, three bedrooms, shower room, single garage, off road parking and front and rear gardens. EPC Rating D55.



### Accommodation

Comprising a uPVC door into an entrance porch

### Open Plan Kitchen/ Breakfast room

13'2 x 7'7

A bright and spacious kitchen/diner with complementary worktops with matching wall and base units, a stainless steel drainer sink with mixer tap over, fitted cooker, tiled splash back, dining area with uPVC windows surround with a uPVC door leading to the rear, opening from the kitchen into a utility room, with provisions for a washing machine, space for a tall standing fridge/freezer, and a uPVC door leading to the rear.

### Living Room

9'9 x 9 (2.97m x 2.74m)

A bright and airy room with a uPVC double glazed window to the front elevation, a recessed fireplace with a log burning stove and a double radiator.

### Bedroom One

10'10 x 9'10

Double bedroom with fitted mirrored wardrobes, a uPVC double glazed window to the front elevation, double radiator and a loft access hatch.

### Bedroom Two

10'6 x 6'8

With a uPVC double glazed window to the rear elevation and a radiator.

### Bedroom / Office

8'6 x 4'11

Providing a uPVC double glazed window to the rear elevation and a radiator.

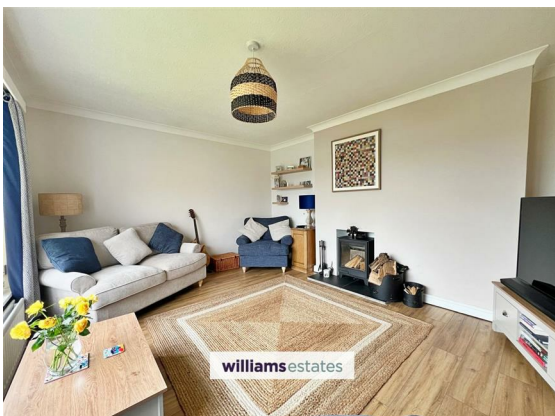
### Bathroom

Comprising a low flush W.C., walk in shower enclosure, vanity wash basin, tiled from floor to ceiling and a uPVC obscure window to the rear elevation.

### Garage

16'4 x 9'10

Single garage with electric door.



## Outside

A beautifully landscaped, low-maintenance rear garden —, fully enclosed for added privacy and security. It's the perfect setting for alfresco dining.

The integral garage offers an exciting opportunity for future development (STPP), whether it's a spacious fourth bedroom, an additional living area, or a stylish home office. Plus, the expansive loft space presents further potential to grow with your needs—making this home not only move-in ready, but future-ready too.

## Directions

From our Williams Estates Office in Denbigh, continue to the bottom of Vale Street, at the traffic lights, take a right onto Ruthin road, continue past the Leisure Centre, and take the left turning into 'Trewen' and then take your second turning on the left, continue to the bottom, go past the turning for 'Abbey court' on your left and take the next left into the cul-de-sac, the property will be found on your left.



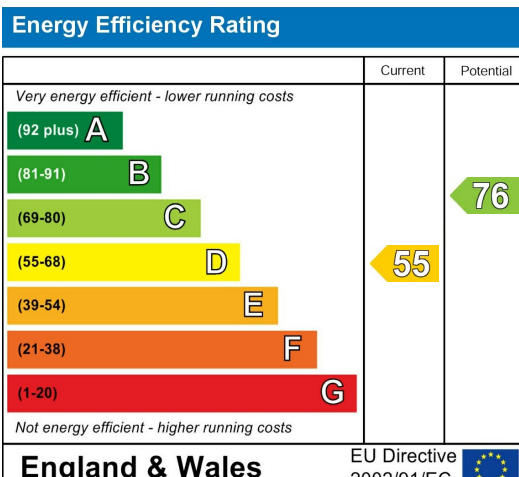


Total floor area: 102.3 sq.m. (1,101 sq.ft.)

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.



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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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