

**41 Beacons Hill, Denbigh,
Denbighshire, LL16 3UD**

£129,995

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EPC - E54

Council Tax Band - B Tenure - Freehold

SUMMARY

A two bedroom end-terraced cottage within walking distance of the town centre and within close proximity to local amenities such as schools, leisure facility, bus routes and shops. The accommodation affords living room, dining room, kitchen, two bedrooms and modern three piece bathroom to the first floor with the added benefits of uPVC double glazing and gas central heating. Decked terrace garden to the rear offering a sunny aspect and fabulous views, also to the rear is off road parking.



Living Room

19'5" x 11'3" (5.932 x 3.437)

A bright and spacious room featuring a uPVC double-glazed window to the front elevation and a recessed fireplace with a log burning stove. The space flows seamlessly into the dining area, which includes a uPVC window overlooking the rear. A staircase rises to the first floor, while steps lead down to the kitchen.

Dining Area

12'5" x 8'3" (3.794 x 2.529)

Kitchen

14'0" x 5'11" (4.271 x 1.828)

Fitted with stylish oak worktops and a range of matching wall and base units, this kitchen features a five-ring gas hob with extractor fan above, a drainer sink with mixer tap, and deep pan drawers for added storage. There are provisions for a washing machine and space for a fridge/freezer. Natural light floods in through two uPVC double-glazed windows to the rear elevation, complemented by a uPVC glazed door providing garden access.

First Floor Landing

With a door off to the bathroom and steps leading up to bedroom two.

Bathroom

5'11" x 5'11" (1.811 x 1.815)

Tiled from floor to ceiling, a bright room with two uPVC obscure windows to the side and rear elevation, bath tub with shower overhead, low flush W.C., vanity wash hand basin and a double radiator.

Bedroom One

12'6" x 10'1" (3.825 x 3.078)

Bright spacious double bedroom with a uPVC double glazed window to the front elevation, and a single radiator.

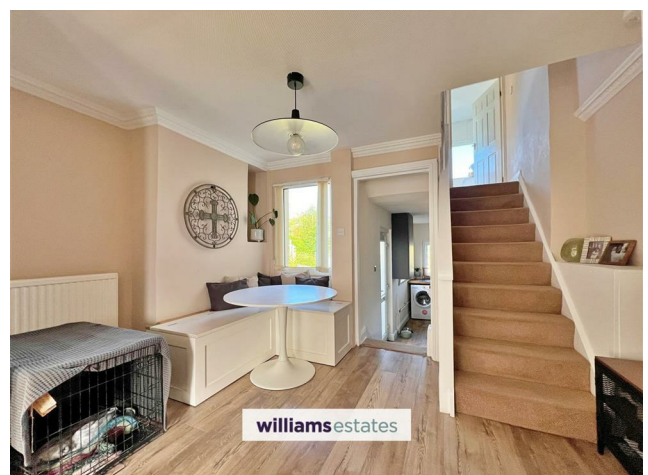
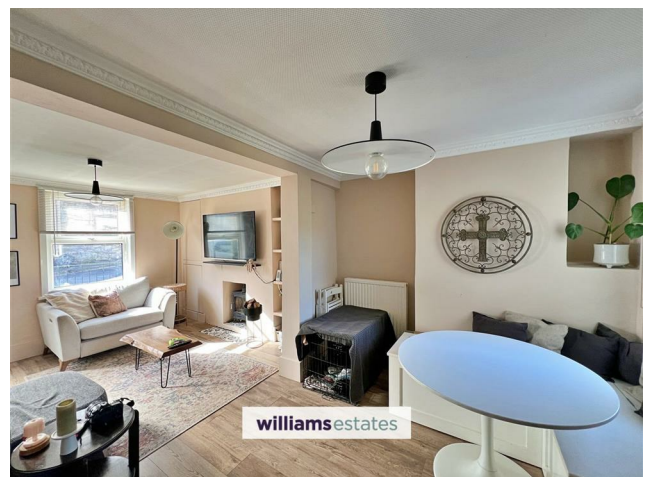
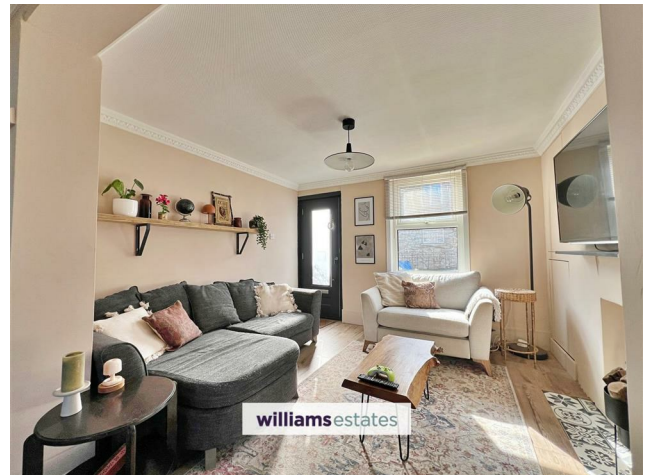
Bedroom Two

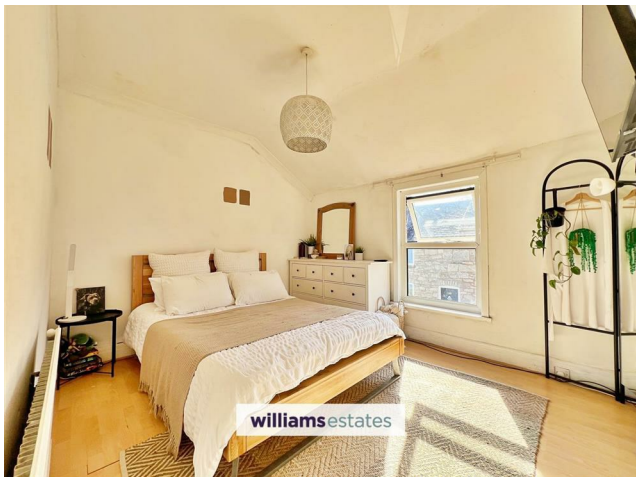
11'6" x 8'11" (3.512 x 2.724)

Spacious room with a recessed storage cupboard over the stairs, loft access hatch, a single radiator and a uPVC double glazed window to the rear elevation.

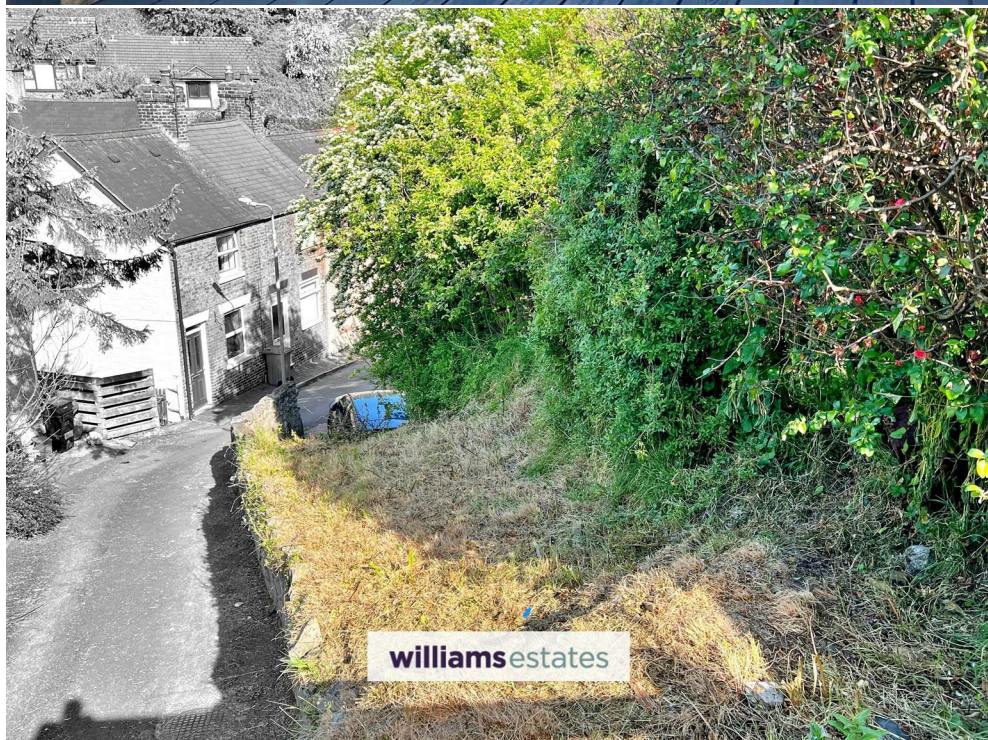
Outside

At the rear of the property lies a long, gently sloping garden that leads down to a convenient off-road parking space. A spacious rear patio offers an ideal setting for outdoor entertaining, complete with seating and scenic views.



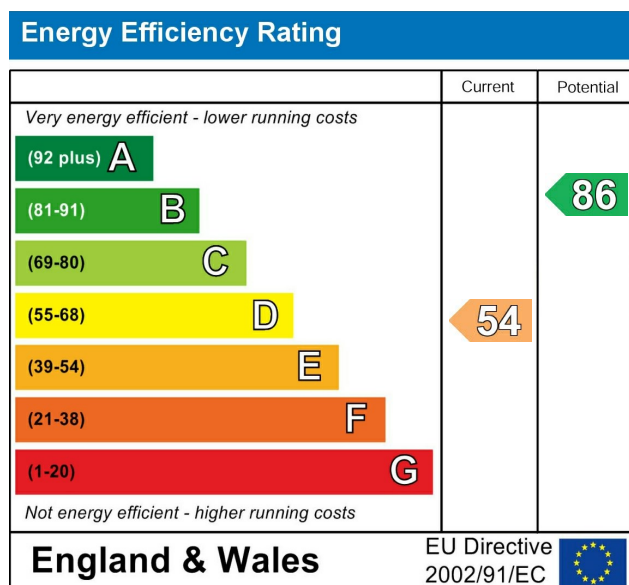








Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since 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.