



## Rock Cottage Tan Y Gwalia, Denbigh, Denbighshire, LL16 3NN

**£79,995**

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**EPC - G1    Council Tax Band - A    Tenure - Freehold**

# Tan Y Gwalia, Denbigh

## 1 Bedrooms - House - Detached

For sale is this 1 bedroom bungalow situated near the Castle on Tan Y Gwalia, offering fantastic views over Denbigh. The accommodation affords, a fitted kitchen, living room, bedroom and a shower room. There is no parking with the property, but there are spaces adjacent from the property to potentially park your car. EPC Rating - G1, Council Tax Band - A, Tenure - Freehold.



### Accommodation

Timber door leading into

### Living Room

11'1" x 10'5" (3.4 x 3.2)

A bright room with a recessed fireplace, a uPVC double glazed window to the rear with fantastic views over the town of Denbigh, doors off to kitchen and bedroom.

### Kitchen

9'4" x 7'1" (2.86 x 2.16)

With complimentary worktops, stainless steel drainer sink with mixer tap over, four ring electric hob, fitted oven, tiled splash backs, and a uPVC double glazed window to the rear overlooking denbigh town.

### Bedroom

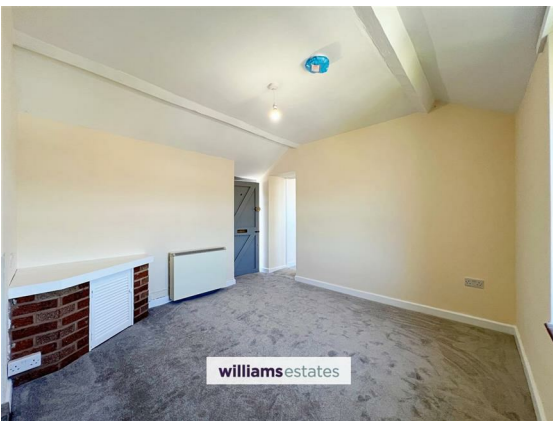
10'4" x 7'3" (3.15 x 2.21)

With a recessed storage cupboard, electric heater, ample wall sockets and a uPVC double glazed window to the rear elevation.

### Shower Room

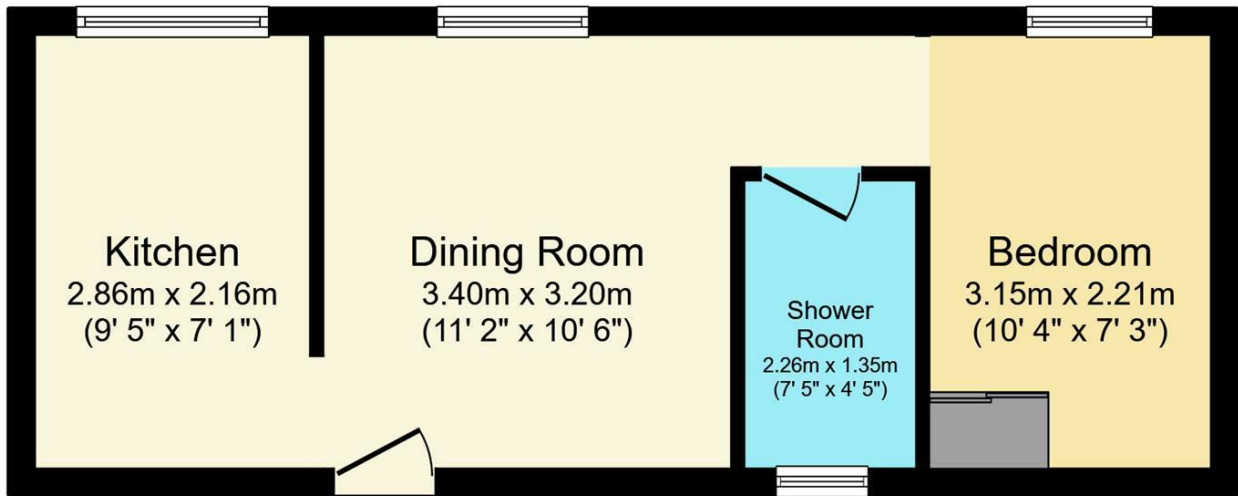
7'4" x 4'5" (2.26 x 1.35)

Comprising a low flush W.C., pedestal wash basin, walk in shower enclosure, half tiled walls, recessed storage cupboard which houses the water tank and a uPVC obscure window to the front elevation.









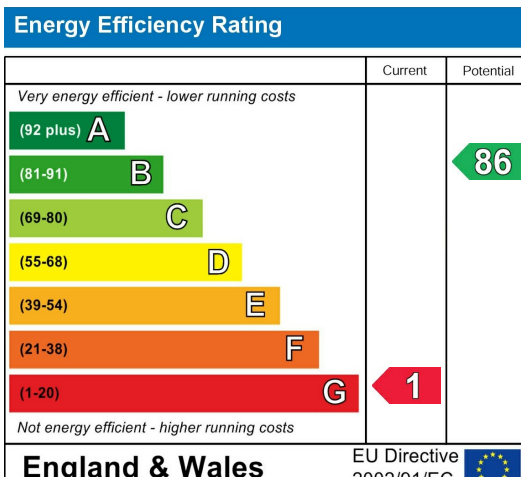
**Floor Plan**  
Floor area 31.3 sq.m. (337 sq.ft.)

Total floor area: 31.3 sq.m. (337 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.



Call us on  
01745 817417

[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)

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