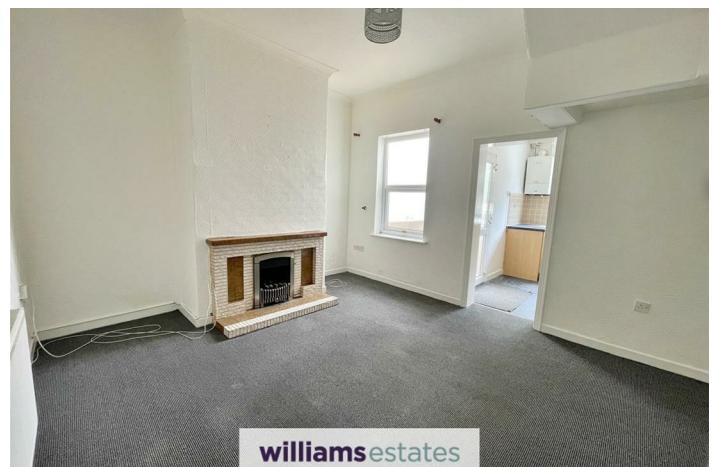




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**5 Bryntirion Terrace Rhyl Road,  
Denbigh, Denbighshire, LL16 3DW**

**£140,000**



**EPC - D65   Council Tax Band - B   Tenure - Freehold**

# Rhyl Road, Denbigh

## 3 Bedrooms - House - Terraced

Nestled in a sought-after location within walking distance of local shops and amenities, this spacious three-bedroom mid-terraced house offers generous living accommodation ideal for families or first-time buyers. The ground floor features two well-proportioned sitting rooms, a fitted kitchen, a practical utility area, and a convenient cloakroom. Upstairs, the property boasts three good-sized bedrooms and family bathroom.

Outside, a private rear patio garden—perfect for relaxing or entertaining.

This attractive home is offered with no onward chain, providing a fantastic opportunity for a smooth and swift purchase. EPC Rating D65.



### Accommodation

uPVC double glazed front door with obscure panelling leading into:

### Hallway

A welcoming hallway with radiator, stairs and accommodation off.

### Living Room

13'2" x 11'7" (4.01m x 3.53m)

A spacious lounge with a feature brick built fireplace and gas fire, radiator, power points and box bay window to the front.

### Dining Room

12'4" x 12'2" (3.76m x 3.71m)

Feature fireplace with gas fire, radiator, power points, window to the rear and access into:

### Kitchen

9'10" x 8'10" (3.00m x 2.69m)

Offering a range of wall, drawer and base units with complementary worktops over, integrated appliances; four ring gas hob with extractor hood, oven and stainless steel sink. Wall mounted central heating boiler, tiled splashbacks, space for tall-standing fridge/freezer, a uPVC double glazed window to the rear garden and a door providing access into the utility.

### Utility

5'2" x 4'10" (1.57 x 1.47)

Worktop surface with a void for washing machine and tumble dryer, a door providing access into the cloakroom and door providing access to the rear garden.

### Cloakroom

5'0" x 2'5" (1.52 x 0.74)

Wall-mounted hand wash basin, low flush W.C, and a uPVC double glazed obscure window to the rear.

### Bedroom One

7'10" x 12'0" (2.39m x 3.66m)

Having power points, radiator, in-built storage cupboard and a uPVC double glazed window to the rear.

## Bedroom Two

11'4" x 7'10" (3.45m x 2.39m)

Having power points, radiator, built in storage cupboard and a uPVC double glazed window to the front.



## Bedroom Three

9'10" x 8'10" (3.00m x 2.69m)

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

## Bathroom

5'8" x 8'9" (1.73m x 2.67m)

A white suite with low flush W.C, panelled bath with mixer tap over and wall mounted shower above, pedestal hand wash basin, shower enclosure with wall mounted shower, chrome heated towel rail, tiled walls and double glazed window to the front.



## Outside

The accommodation is approached via a concrete singular path.

To the rear, a private patio garden, excellent for low maintenance. Bounded by brick built walls and timber fencing with a gate for rear access.

## Directions

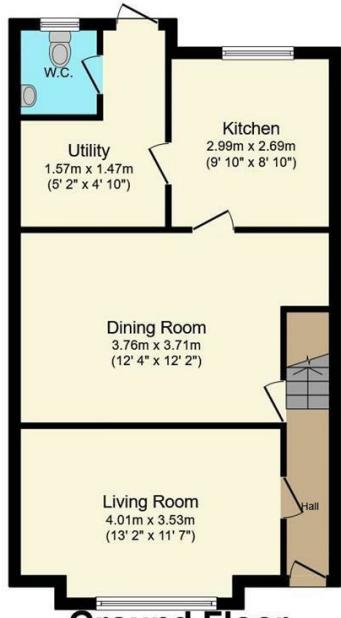
From our Denbigh office, LL16 3AA.

Head southeast on Crown Lane toward Hall Square (A543).

Turn left onto Hall Square (A543) and continue following the A543.

Your destination will be on the right by way of our for sale board.





Floor area 57.6 sq.m. (620 sq.ft.) approx

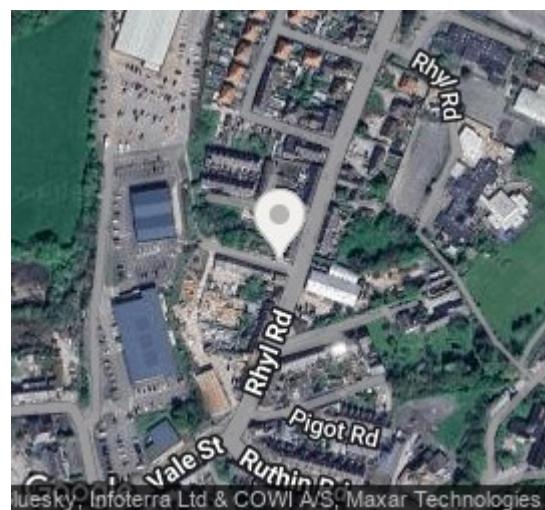
Floor area 37.3 sq.m. (401 sq.ft.) approx

Total floor area 94.9 sq.m. (1,021 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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