



**9 Lon Cerys, Denbigh, LL16 5UY**

**£245,000**

 3  1  1  C

**EPC - C73**

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



## SUMMARY

A three bedroom semi-detached Bungalow set on a corner plot with modern features throughout. Briefly the property comprises of entrance porch, living room, modern kitchen/ dining room, three double bedrooms and bathroom. To the outside there is a good size driveway providing off-street parking and gardens to the front and rear. The property is ideally situated within proximity to local schools, shops and town amenities, as well as being with easy access of the A55 expressway providing road links towards Conwy, Chester and the national motorway network. Further benefits include double glazing throughout and gas central heating. Must be viewed to be fully appreciated. NO CHAIN, EPC Rating C73.





## Accommodation

Comprising a uPVC double glazed door with glazed panels either side into

## Entrance Porch

5'2" x 4'10" (1.588 x 1.476)

## Lounge

Karndean flooring, A bright and spacious room featuring two uPVC double-glazed windows to the front elevation, an open archway to the kitchen, a glazed door leading to the rear hallway, ample wall sockets throughout, and two double radiators.

## Kitchen

Karndean flooring, complementary worktops paired with matching wall and base units, a stainless steel sink with drainer and mixer tap, plumbing for a washing machine, space for a compact fridge, integrated dishwasher, fitted oven with electric hob and stainless steel extractor above. Finished with tiled splashbacks, ample wall sockets, a uPVC double-glazed window to the front elevation, uPVC French doors opening onto the side garden, and a double radiator.

## Inner Hallway

## Bedroom One

16'2" x 8'1" (4.948 x 2.486)

A spacious double bedroom, with a uPVC double glazed window to the rear elevation overlooking the rear garden, a double radiator and ample wall sockets.

## Bedroom Two

10'10" x 10'5" (3.314 x 3.197)

A double bedroom with a uPVC double glazed window to the rear elevation and a double radiator.

## Bedroom Three

10'6" x 10'9" (3.225 x 3.281)

A double bedroom with a uPVC double glazed window to the rear elevation and a double radiator.

## Bathroom

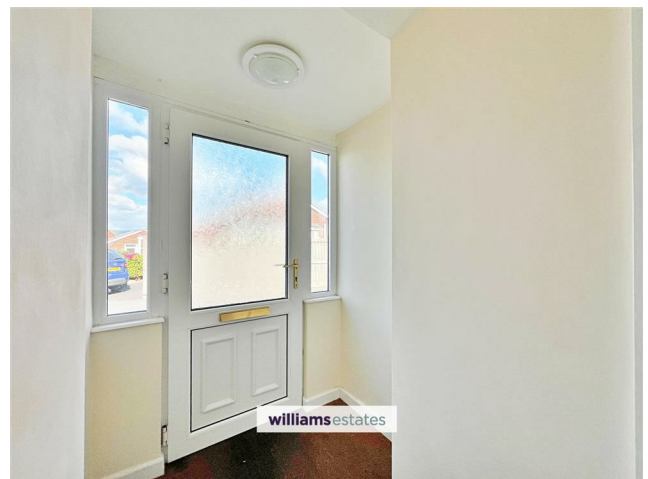
11'0" x 5'6" (3.354 x 1.699)

A corner shower enclosure, a low flush W.C., pedestal wash hand basin, bath tub, uPVC obscure window to the side elevation, heated towel rail and extractor fan.

## Outside

To the front of the property, there is ample parking for multiple vehicles. A paved walkway provides access to both the side and rear gardens. The rear garden is predominantly laid to lawn, featuring a fruit tree, mature shrubs, and enclosed by timber fencing — all set within a lovely and private corner plot.

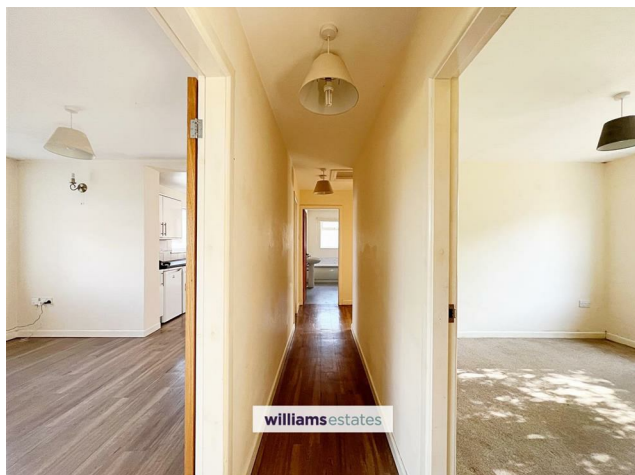
## Potential Annexe / Garage



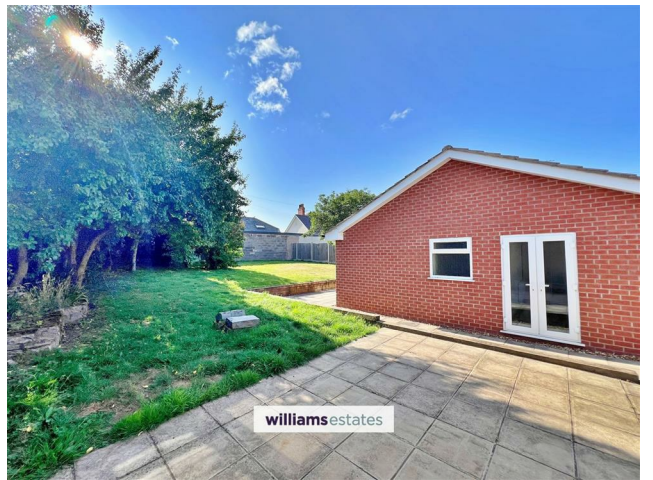
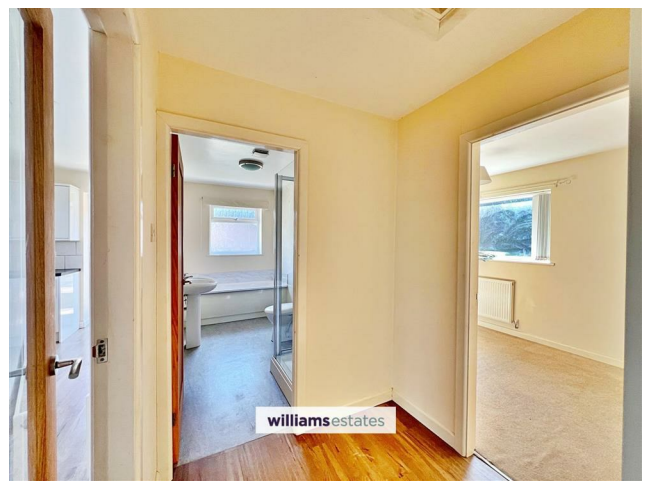


16'4" x 17'2" (5.001 x 5.255)

This space is fully insulated under the slab and provided with electricity, water, data cable and TV aerial cable, all linked to the main house, also having mains drainage.



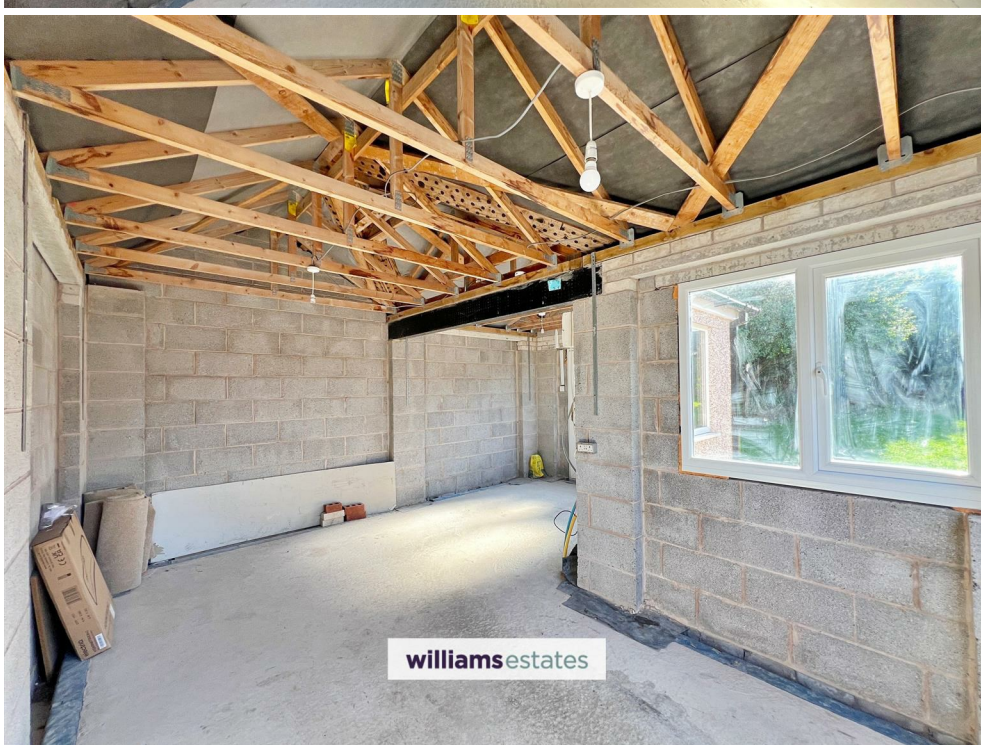








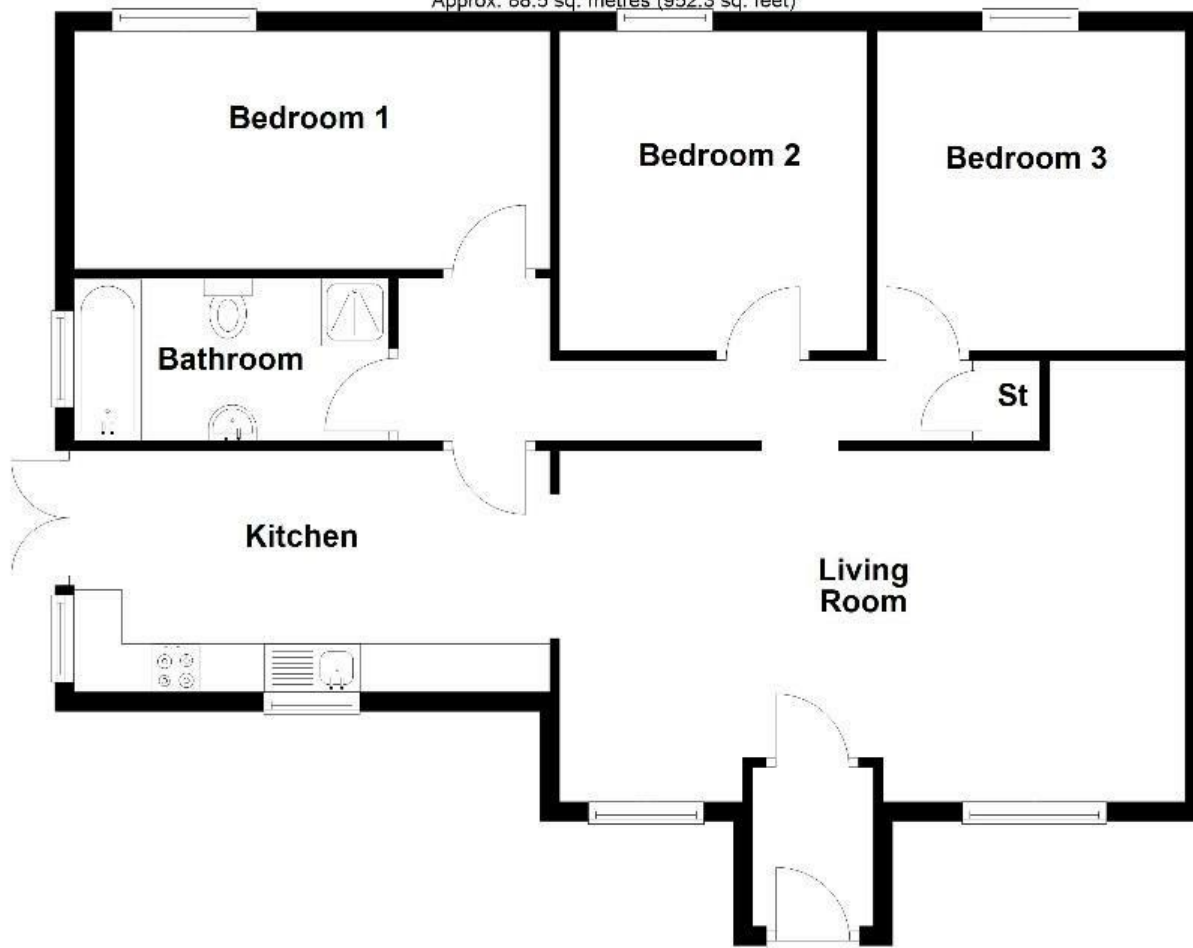






## Ground Floor

Approx. 88.5 sq. metres (952.3 sq. feet)



Total area: approx. 88.5 sq. metres (952.3 sq. feet)

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 |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>85</b> |
| (69-80) <b>C</b>                                   | <b>73</b>                  |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

Call us on  
01745 817417  
[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)

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.