



34 Lon Llewelyn, Denbigh, LL16 3RW

£190,000

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EPC - C70 Council Tax Band - C Tenure - Freehold

Lon Llewelyn, Denbigh

3 Bedrooms - House

No Chain - A three bedroom semi-detached house in Denbigh located in a convenient location, close to the town centre and all local amenities. The accommodation offers a living room, kitchen, downstairs W/C, three bedrooms and a shower room. To the outside, front and back lawn gardens and storage building. Added benefits include double glazing and gas central heating. EPC Rating C70.



Living Room

18'4" x 11'10" (5.59m x 3.631)

Feature fire place, power points, uPVC double glazed windows to the front and rear and radiator.

Kitchen

12'4" x 8'10" (3.763 x 2.694)

Wall and bottom cabinets, uPVC double glazed window to the rear, radiator, plumbing for a washing machine, power points and door that leads to the side porch.

Bedroom One

10'3" x 12'0" (3.138 x 3.662)

Storage cupboard, power points, uPVC double glazed window looking to the rear, and radiator.

Bedroom Two

9'1" x 10'8" (2.788 x 3.275)

Storage cupboard, uPVC double glazed window looking to the rear, power points and radiator.

Bedroom Three

7'10" x 8'11" (2.413 x 2.742)

Power points, radiator, uPVC double glazed window looking to the front elevation, and storage cupboard.

Bathroom

8'9" x 5'7" (2.686 x 1.702)

Sink, W/C, vinyl flooring, uPVC double glazed frosted window looking to the front, radiator, two wall cabinets and storage cupboard.

Outside

The front garden is mainly lawn and shrubs. A pedestrian side access to the rear garden with a storage building, patio area and lawn.

Downstairs Cloakroom

4'8" x 2'7" (1.430 x 0.8)

W/C, sink and uPVC double glazed window.

Directions

Directions from our Denbigh branch, Crown Lane, Denbigh (LL16 3AA):

Start on Crown Lane, heading south-east towards Hall



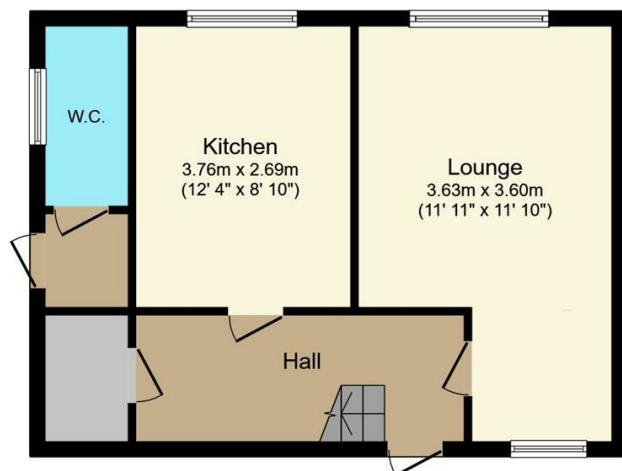
Square / A543.

Turn right onto High Street (A543) and continue to follow the A543.

After 0.2 miles, at the roundabout take the 1st exit onto Pwll-Y-Grawys (A543).

Continue along the A543 for approximately 0.6 miles — 34 Lon Llewelyn will be on the right.





Ground Floor
Floor area 47.3 m² (510 sq.ft.)



First Floor
Floor area 39.8 m² (428 sq.ft.)

TOTAL: 87.1 m² (938 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

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		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(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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