



**51-53 Love Lane, Denbigh,  
Denbighshire, LL16 3LT**

**£137,500**

 3  1  1  D

**EPC - D62    Council Tax Band - B    Tenure - Freehold**



# Love Lane, Denbigh

## 3 Bedrooms - House

A delightful three-bedroom cottage ideally located close to the town, offering easy access to local shops, scenic walks, and a leisure centre. This characterful home retains many original features while benefiting from a maintained rear garden. The accommodation includes a spacious kitchen/dining area, lounge, three bedrooms, and a family bathroom. Additional features include uPVC double glazing and gas central heating. A property not to be missed – viewing is highly recommended. EPC Rating: 62D | Council Tax Band: B | Tenure: Freehold.



### Accommodation

Having a uPVC front door leading into the kitchen/diner.

### Kitchen

14'3" x 12'3" (4.363 x 3.743)

Featuring tiled flooring and complementary worktops with matching wall and base units, this space also offers room for a dining table and a freestanding cooker. A stainless steel sink with drainer and mixer tap sits beneath a uPVC double-glazed window overlooking the rear, with two additional windows to the front elevation. The Worcester gas boiler (approximately 5 years old) is neatly fitted, and tiled splashbacks.

### Lounge

14'4" x 11'8" (4.389 x 3.570)

Comprising slate flooring and a characterful brick-built fireplace, this room also benefits from uPVC double-glazed windows to the side and rear elevations, two single radiators, and a staircase leading to the first floor.

### Landing

9'8" x 5'1" (2.953 x 1.562)

A bright landing, provided by a uPVC double-glazed window to the side elevation offering views over Denbigh town, with doors leading off to all rooms.

### Bedroom One

11'8" x 7'4" (3.560 x 2.240)

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

### Bedroom Two

12'3" x 8'7" (3.757 x 2.633 )

Having a uPVC double glazed window to the front elevation, wall sockets and a radiator.

### Bedroom Three

6'8" x 8'5" (2.040 x 2.575 )

Smaller Bedroom/Office with a uPVC double glazed window to the side elevation with an over stair storage cupboard.



## Bathroom

With tiled flooring and partially tiled walls, low flush W.C., glazed roof window, bath tub with shower overhead, pedestal wash basin and an extractor fan.

## Outside

The rear garden has a sunny aspect, being well presented with lawned area, decked area with views over Denbigh, flower beds and a tiered rockery area. Also having timber shed and outside tap.

## Directions

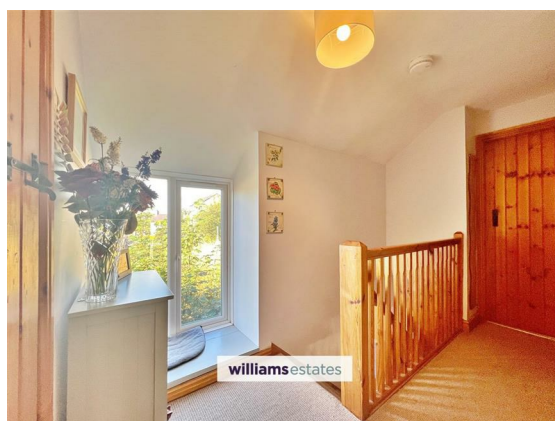
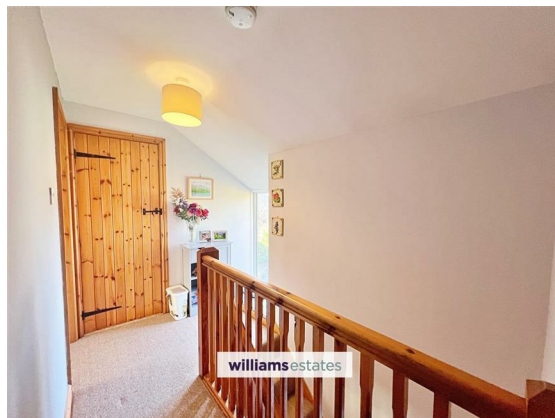
Directions from our Denbigh office, Crown Lane, Denbigh (LL16 3AA):

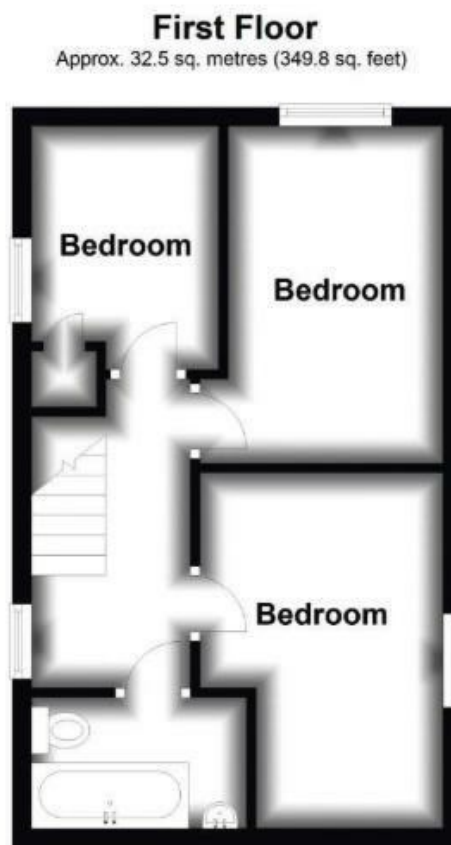
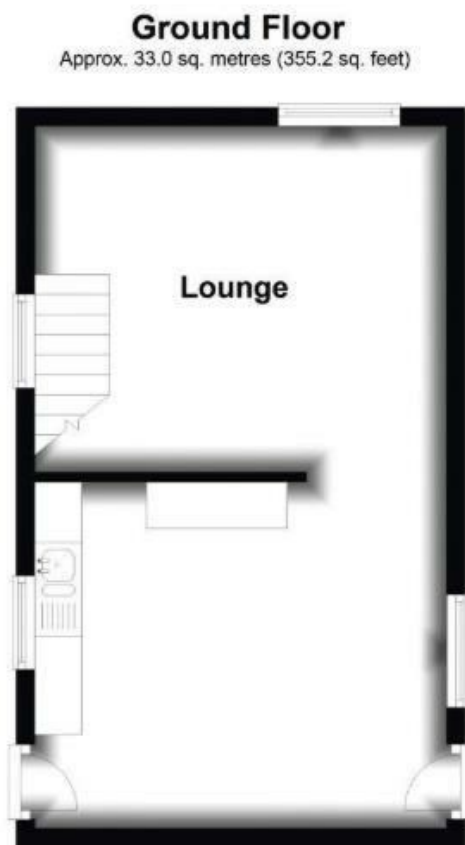
Start on Crown Lane, heading south-east towards Hall Square / A543.

Turn right onto High Street (A543).

After 0.1 miles, turn left onto Highgate (B4501) and continue to follow the B4501.

Continue for approximately 0.2 miles — 51-53 Love Lane will be on the left hand side.




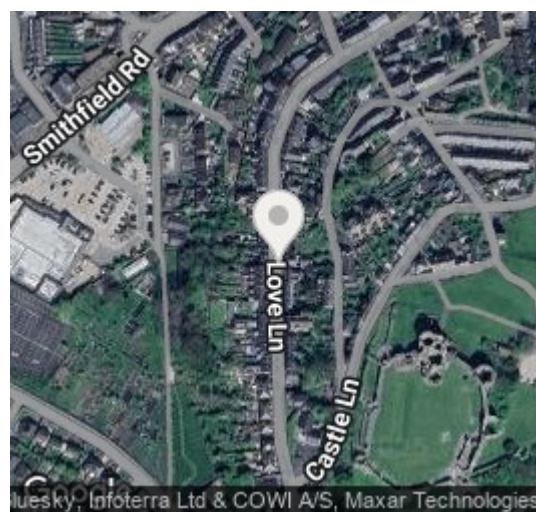


Total area: approx. 65.5 sq. metres (705.1 sq. feet)

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**williams**estates

Call us on  
01745 817417  
Denbigh@williamsestates.com