



**18 Bryn Stanley, Denbigh, Denbighshire,
LL16 3NT**

£130,000

 3  1  1  D

EPC - D61

Council Tax Band - B

Tenure - Freehold

Bryn Stanley, Denbigh

3 Bedrooms - House - Terraced

A three bedroom terraced house situated in Denbigh, within proximity to local schools, shops and town amenities, as well as being within easy access of the A55 expressway providing road links towards Conwy and Chester. The property comprises living room, kitchen, utility room, three bedrooms and a downstairs bathroom. Ideal for a first time buyer or investor.



Accommodation

Entrance

Living Room

14'7" x 10'4" (4.460 x 3.162)

A bright and spacious room featuring a single-glazed front-facing window, two double radiators, ample power outlets, and a door leading to the rear hall.

Kitchen

10'7" x 10'11" (3.244 x 3.340)

Fitted with complementary worktops, matching wall and base units, a stainless steel sink with mixer tap, four-ring gas hob with extractor above, integrated oven, and tiled splashbacks. The space benefits from uPVC French doors to the rear, a uPVC glazed window, a double radiator, and ample power sockets.

Inner Hall

With doors off to the Kitchen, Utility and Bathroom.

Utility

12'1" x 5'9" (3.696 x 1.761)

Finished with tiled flooring, a single radiator, timber glazed doors providing access to both the front and rear, and a wall-mounted Worcester boiler.

Bathroom

6'11" x 6'2" (2.130 x 1.890)

Fully tiled and fitted with a low-flush W.C., pedestal wash basin, and bathtub with overhead shower. A uPVC double-glazed rear window, double radiator, and recessed spotlights.

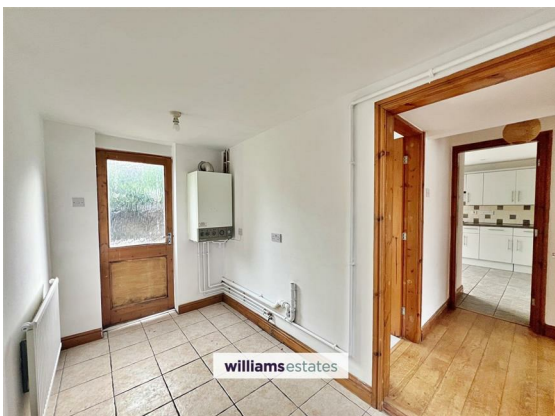
Landing

Doors leading to all rooms, with access to a walk-in airing cupboard housing a double radiator.

Bedroom One

11'11" x 9'1" (3.641 x 2.769)

Double bedroom with a uPVC double glazed window to the rear elevation, a double radiator and wall sockets.



Bedroom Two

8'2" x 9'1" (2.497 x 2.780)

Bright room with a uPVC double glazed window to the rear elevation, double radiator and wall sockets.

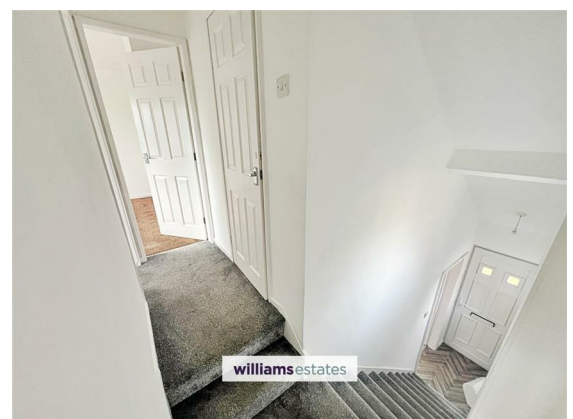
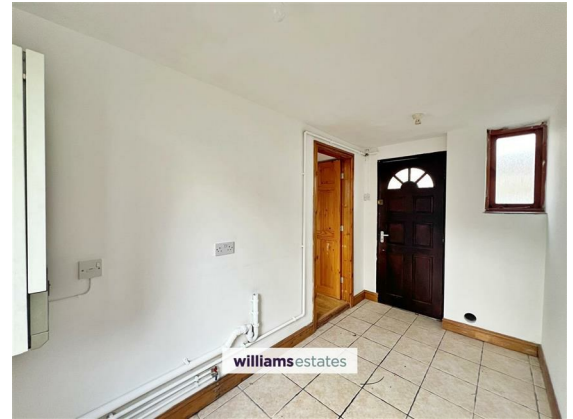
Bedroom Three

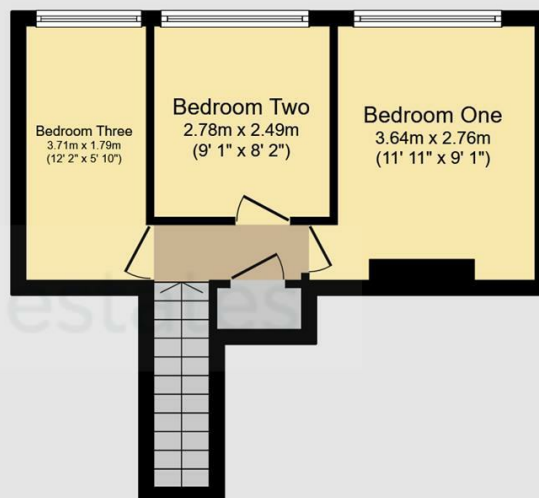
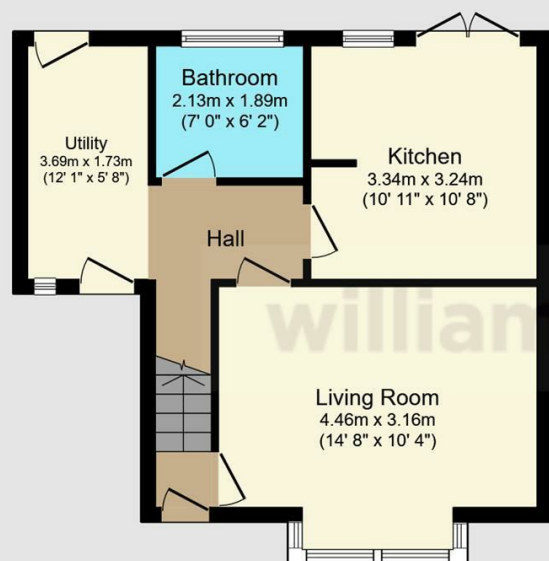
12'2" x 5'10" (3.715 x 1.793)

Bright room with a uPVC double glazed window to the rear elevation, double radiator and wall sockets.

Outside

Small lawned area to the front elevation, the rear garden is concrete providing easy maintenance which is bound by stone walling.





Total floor area: 73.3 sq.m. (789 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

williams
estates

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		
(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.

williamsestates

Call us on
01745 817417
Denbigh@williamsestates.com