



**11 Ffordd Colomendy, Denbigh, LL16
5UT**

£345,000

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EPC - D57 Council Tax Band - D Tenure - Freehold

Ffordd Colomendy, Denbigh

4 Bedrooms - House - Detached

Set on a desirable corner plot, this spacious four-bedroom detached house offers versatile living accommodation in a sought-after location.

The ground floor comprises a welcoming lounge, formal dining room, modern kitchen with integrated appliances, additional reception room, conservatory, and a convenient downstairs cloakroom.

To the first floor, there are four well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys a generous wrap-around garden with a private, sunny aspect, perfect for relaxing or entertaining.

Further benefits include double glazing, a driveway providing ample off-road parking, and a garage.

This attractive home combines comfort, practicality, and outdoor space, making it ideal for families. Early viewing is highly recommended.



Hallway

Storage cupboard for ample hanging space

Lounge

15'0" x 12'2" (4.57m x 3.71m)

Dining Room

8'4" x 10'1" (2.54m x 3.07m)

Kitchen

8'11" x 9'11" (2.72m x 3.02m)

Conservatory

13'10" x 12'10" (4.22m x 3.91m)

Sitting Room

12'11" x 8'11" (3.94m x 2.72m)

Base units with plumbing for washing machine/dryer.



Cloakroom

7'4" x 3'3" (2.24m x 0.99m)

Landing

Bedroom One

12'11" x 10'8" (3.94m x 3.25m)

Bedroom Two

11'11" x 9'11" (3.63m x 3.02m)

Bedroom Three

9'6" x 9'1" (2.90m x 2.77m)

Bedroom Four

8'10" x 7'10" (2.69m x 2.39m)

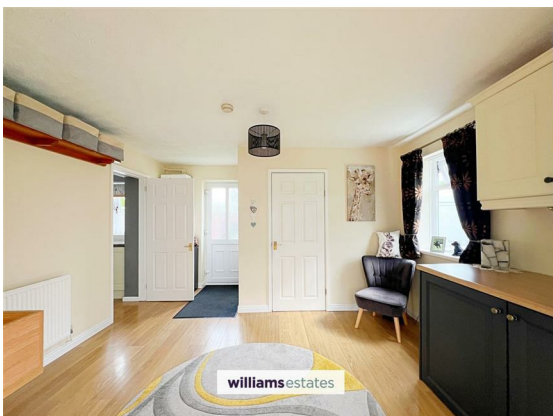
Bathroom

8'1" x 5'4" (2.46m x 1.63m)

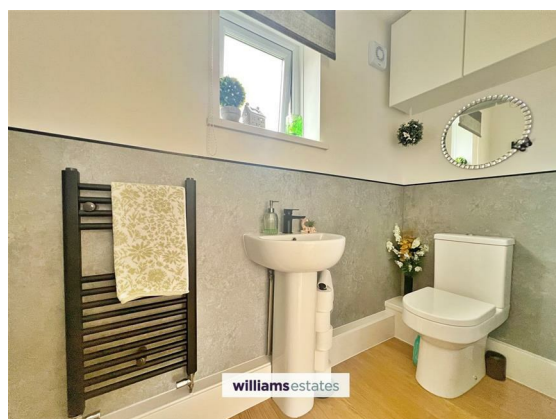
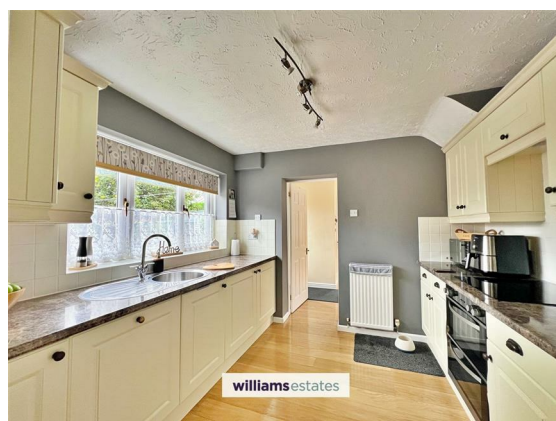
Outside

Set on a desirable corner plot, this delightful garden offers both space and privacy. A generous driveway provides ample parking, while paved patio areas create the perfect setting for outdoor dining and entertaining. Neatly kept lawned gardens, framed by mature hedging, give a private aspect throughout.

A summer house ideal as a hobby room, entertaining space or storage, while a garage provides excellent



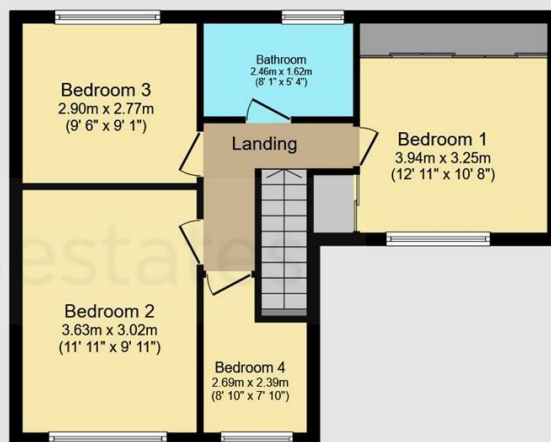
storage.
The boundaries are defined with timber fencing.





Ground Floor

Floor area 60.2 sq.m. (648 sq.ft.)



First Floor

Floor area 49.9 sq.m. (537 sq.ft.)

Total floor area: 110.0 sq.m. (1,184 sq.ft.)

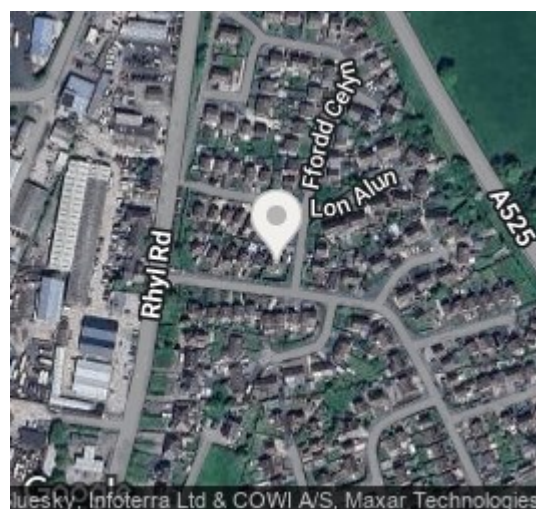
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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		
	57	72
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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