



**2 Cwm Eithin, Denbigh, Denbighshire,
LL16 5YW**

£169,000



EPC - null Council Tax Band - C Tenure - Freehold

Cwm Eithin, Denbigh

2 Bedrooms - House - Semi-Detached

No Onward Chain! - Located in the sought-after area of Cwm Eithin, this well-presented two-bedroom semi-detached house offers convenient access to Denbigh town centre, local amenities, and excellent transport links to the A55.

The accommodation briefly comprises an entrance hallway, kitchen, a bright and welcoming living room, two bedrooms, and a bathroom.

Externally, the property benefits from a driveway providing off-road parking, a garage, and a useful car port. To the rear, the garden has been designed for low maintenance, being mainly paved, making it ideal for outdoor entertaining and easy upkeep.

This home is perfectly suited for first-time buyers/ downsizers/ investment.



Entrance Hall

Kitchen

10'4" x 8'10" (3.15m x 2.69m)

Living Room

15'1" x 15'0" (4.60m x 4.57m)

Landing

Bedroom One

12'3" x 12'11" (3.73m x 3.94m)

Bedroom Two

8'2" x 7'10" (2.49m x 2.39m)

Bathroom

8'4" x 6'5" (2.54m x 1.96m)

Garage

15'10" x 12'5" (4.83m x 3.78m)

Outside

To the front of the property, a driveway provides ample off-road parking together with a car port, complemented by attractive stone-built borders.

The rear garden is designed for ease of maintenance, being mainly paved and offering direct access to the garage. Steps lead up to two additional sheds/outbuildings, providing excellent storage options. The garden is enclosed by timber fencing, ensuring both privacy and security.

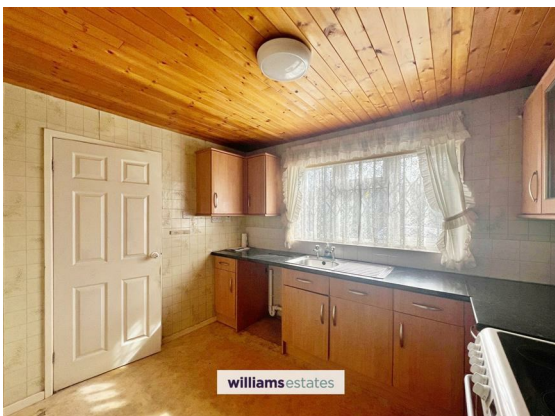
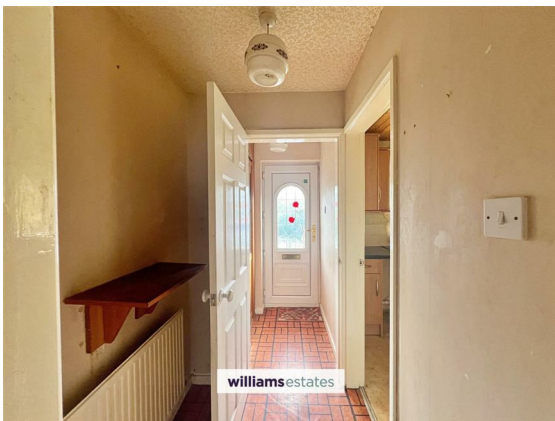
Directions

From our Denbigh office, Crown Lane, Denbigh LL16 3AA

Head southeast on Crown Lane toward Hall Square/A543

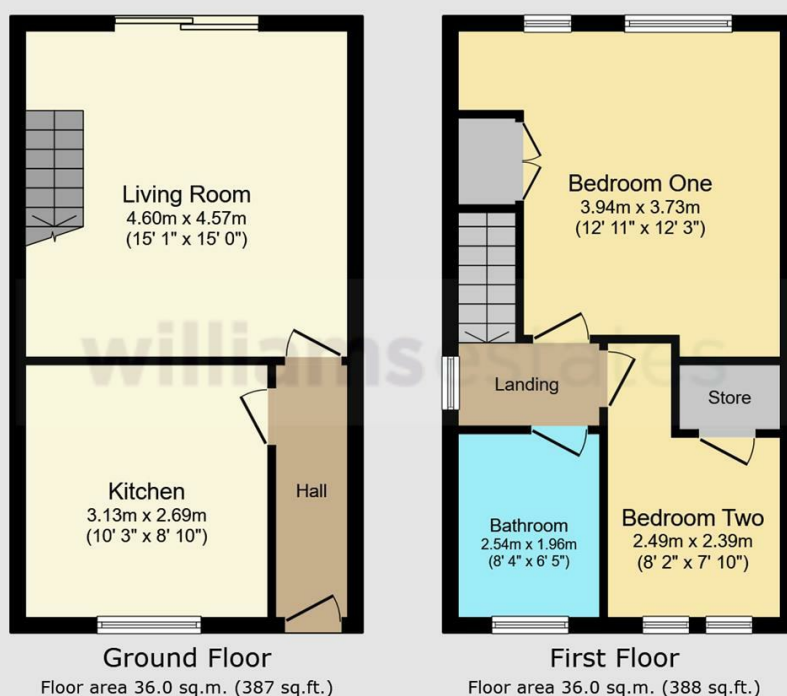
Turn left onto Hall Square/A543 and continue through 1 roundabout (0.8 mi)

Turn right onto Ffordd Colomendy (1.1 mi)



Continue as Ffordd Colomendy curves left and becomes Cwm Eithin.





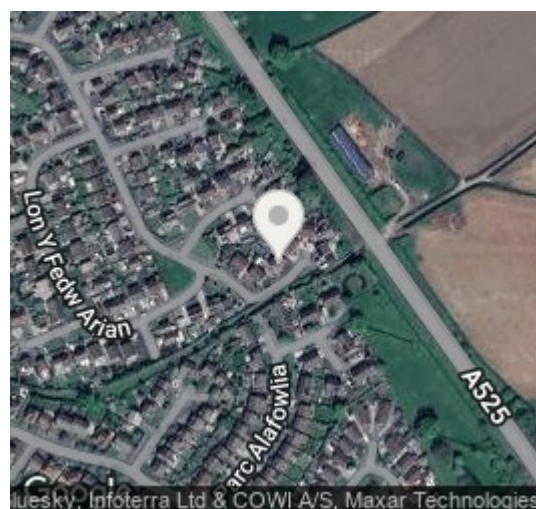
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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		
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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