



2 Gwylfa Terrace Beacons Hill, Denbigh, Denbighshire, LL16 3UE

£175,000

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EPC - D55 Council Tax Band - B Tenure - Freehold

Gwylfa Terrace Beacons Hill, Denbigh

2 Bedrooms - House - Terraced

This beautifully presented two-bedroom mid-terraced property offers stylish and contemporary living throughout, perfectly suited for first-time buyers, professionals, or investors.

The accommodation comprises an inviting entrance hall, two well-proportioned reception rooms, and a modern kitchen. Upstairs, a light and airy landing leads to two generous bedrooms and a shower room.

Outside, the property boasts a private, low-maintenance garden featuring an artificial grass patio area and a decked seating space – ideal for relaxing or entertaining.

Further benefits include double glazing, gas central heating, and a highly convenient location within walking distance of the town centre and its many amenities.
EPC Rating D55.



Entrance Hall

Sitting Room

10'7" x 10'2" (3.25m x 3.10m)

Lounge

13'0" x 11'1" (3.98m x 3.40m)

Kitchen

11'1" x 6'9" (3.38m x 2.06m)

Landing

Bedroom One

12'10" x 10'9" (3.93m x 3.30m)

Bedroom Two

13'0" x 9'1" (3.98m x 2.79m)

Shower Room

5'4" x 5'6" (1.65m x 1.68m)

Outside

The rear garden is a particular feature with an ideal seating area with artificial grass, perfect for Al-Fresco dining. Steps down lead to a feature gravelled area with a mixture of shrubs. Decked patio to the rear offering further space for entertaining.

Directions

From our Williams Estates Denbigh Office, continue down Vale Street and take your second left onto Post Office Lane, continue to the bottom of the road and you will come to Beacons Hill, take a left turning going up the hill for 55m and the property will be found on your right.







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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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