

**6 Albert Terrace, Denbigh, LL16 3EF**

**£135,000**

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**EPC - D65**

**Council Tax Band - B**

**Tenure - Freehold**



# Albert Terrace, Denbigh

## 2 Bedrooms - House - Terraced

A fantastic opportunity for first-time buyers or investors, this spacious two-bedroom mid-terraced property is offered with no onward chain and is ideally located within walking distance of Denbigh town centre and local amenities.

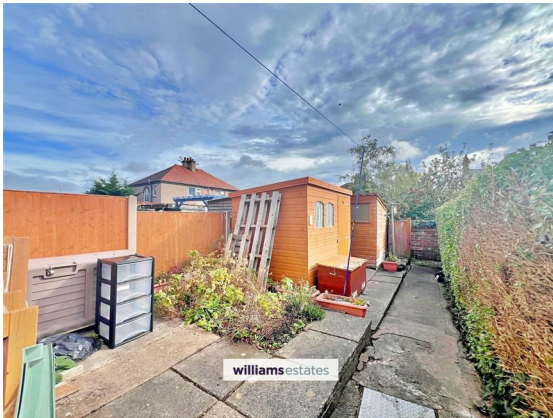
The accommodation comprises a welcoming lounge, a kitchen/breakfast room, a rear porch and a ground floor bathroom.

To the first floor are two good-sized bedrooms, offering comfortable living space with plenty of natural light.

Outside, the property features a low-maintenance paved rear garden, perfect for relaxing or entertaining.

This property combines convenience in a desirable location, making it a great choice for those seeking an affordable home or investment opportunity in the heart of Denbigh.

EPC Rating D65.



### Lounge

12'5" x 11'9" (3.792 x 3.599)

### Kitchen

12'3" x 10'4" (3.753 x 3.155)

### Bathroom

8'4" x 3'0" (2.556 x 0.923)

### Landing

### Bedroom One

12'5" x 11'8" (3.808 x 3.574)

### Bedroom Two

12'3" x 7'4" (3.743 x 2.236)

### Outside

To the rear of the property is a low-maintenance paved garden, ideal for outdoor seating and entertaining. The space is bounded by hedging and timber fencing to provide privacy and security. A rear gate offers convenient access, and there is a timber shed providing useful storage options.

### Directions

Directions from our Denbigh office, LL16 3AA:  
Head southeast on Crown Lane toward Hall Square  
Turn left onto Hall Square (A543) and continue to follow the A543 — for approximately 0.5 miles  
Turn left onto Albert Road  
Continue as Albert Road curves right and becomes Castle View.  
No.6 Albert Terrace will be on the right hand side.







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](http://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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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