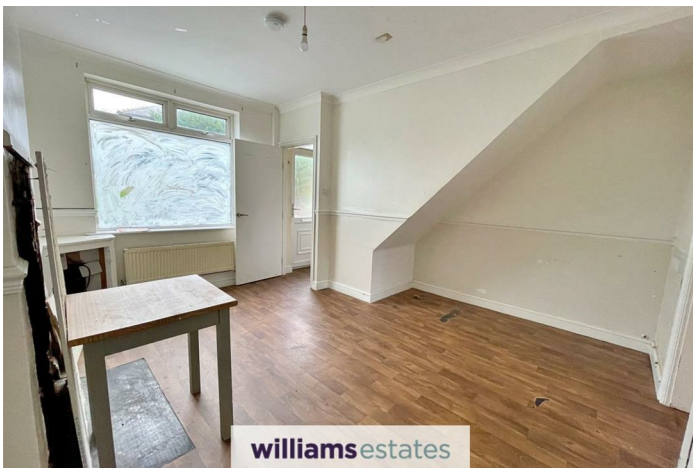




47 Henllan Street, Denbigh, LL16 3PF

£115,000

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EPC - D68

Council Tax Band - B

Tenure - Freehold

Henllan Street, Denbigh

2 Bedrooms - House - Terraced

A fantastic opportunity to purchase this spacious two-bedroom terraced property, perfectly positioned close to local amenities and transport links.

Offering excellent potential, the accommodation comprises a bright and welcoming lounge, a good-sized kitchen, two generous bedrooms, and a family bathroom. The property provides ample space throughout, making it ideal for first-time buyers, investors, or anyone looking for a renovation project.

Outside, there is a good size rear garden, providing a wonderful outdoor space with plenty of scope for landscaping or entertaining.

Although the property would benefit from some modernisation, it offers the perfect chance to create a lovely home to your own taste and style.

Offered for sale with no onward chain – early viewing is highly recommended!



Lounge

13'11" x 13'10" (4.24m x 4.22m)

Kitchen

13'9" x 10'2" (4.19m x 3.10m)

Landing

Bedroom One

10'7" x 10'6" (3.23m x 3.20m)

Bedroom Two

14'6" x 7'2" (4.42m x 2.18m)

Bathroom

11'1" x 7'3" (3.38m x 2.21m)

Outside

A generous, low-maintenance garden bounded by timber fencing to provide privacy. Featuring timber storage sheds offering ample space. This outdoor area offers great versatility and huge potential to further enhance or personalise to your taste.

Directions

Directions from our Denbigh office, 1-3 Crown Square, LL16 3AA.

Head northeast on Crown Lane toward Chapel Place. (0.1 mi)

Turn sharply left onto Chapel Place. (0.1 mi)

Continue straight onto Factory Place. (0.2 mi)

Continue onto Panton Hall. (0.2 mi)

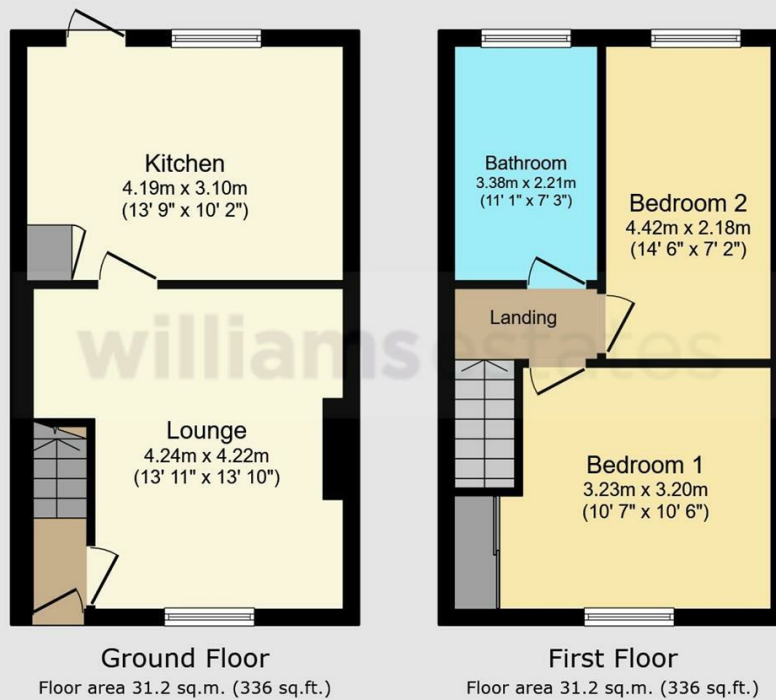
Turn left onto Henllan Place. (0.3 mi)

Turn right onto Henllan Street (B5382).

47 Henllan Street, will be on the left side by way of our for sale board.







Total floor area: 62.3 sq.m. (671 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		81
(55-68) D	68	
(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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Call us on
01745 817417
Denbigh@williamsestates.com