



**8 Y Gerddi, Denbigh, Denbighshire, LL16  
3DU**

**£195,000**

 3  2  1  C

**EPC - C69    Council Tax Band - C    Tenure - Freehold**



# Y Gerddi, Denbigh

## 3 Bedrooms - House - Semi-Detached

No Onward Chain! - A three bedroom semi-detached house located in a well favoured cul-de-sac within Lower Denbigh. The accommodation comprises of three bedrooms, master with en suite, living room, kitchen diner and family bathroom. The property benefits from double glazed windows throughout and gas central heating.



### Accommodation

Glazed composite front door with obscure panel adjacent.

### Entrance Hall

6'9" x 5'5" (2.060 x 1.669)

With stairs rising to the first floor, door into living room and a single radiator.

### Living Room

15'8" x 11'3" (4.796 x 3.444)

A spacious living room featuring a uPVC double-glazed window to the front elevation, an electric fire with a decorative mantle, ample wall sockets, and a connecting door leading into the kitchen.

### Kitchen/Diner

14'6" x 8'3" (4.443 x 2.527)

Fitted with complementary worktops and matching wall and base units, this kitchen includes a stainless-steel sink with mixer tap, integrated oven with four-ring gas hob and extractor fan, provisions for a washing machine, and space for a dining table. Additional features include an understairs storage cupboard/pantry housing the gas boiler, a double radiator, and a glazed door providing access to the rear garden.

### Landing

8'11" x 5'10" (2.730 x 1.798)

Spacious landing with a uPVC double glazed window to the side elevation, doors off to all rooms and a loft access hatch.

### Bedroom One

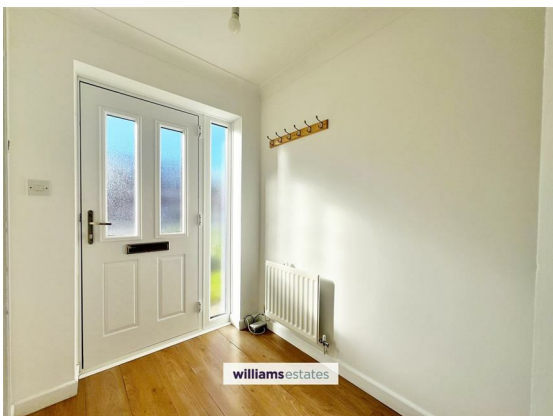
10'7" x 8'5" (3.242 x 2.588)

A double bedroom with a uPVC double glazed window to the front elevation, single radiator and an en-suite.

### En Suite

8'5" x 3'3" (2.580 x 1.003)

Comprising a low flush W.C., wall hung wash basin, walk in shower enclosure, and an extractor fan.



### Bedroom Two

10'2" x 7'6" (3.117 x 2.300)

A double bedroom, comprising a double glazed window to the rear, a single radiator and wall sockets.

### Bedroom Three

7'6" x 5'10" (2.292 x 1.802)

Smaller room with an over stair storage cupboard, a single radiator and a uPVC double glazed window to the front elevation.

### Bathroom

7'5" x 6'10" (2.285 x 2.094)

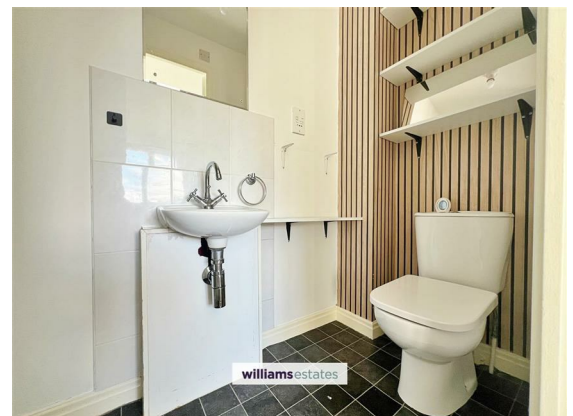
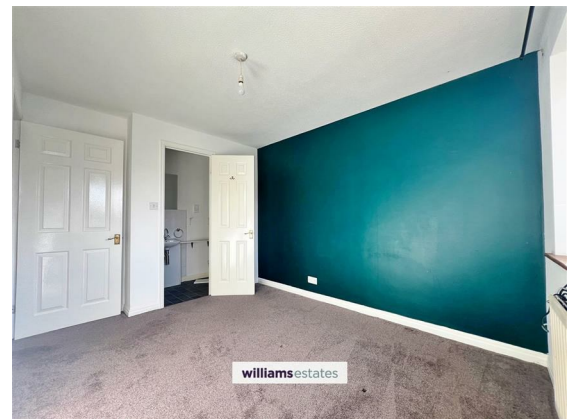
Comprising a low flush W.C., pedestal wash basin, bath tub with shower overhead, partially tiled, single radiator and an obscure window to the rear.

### Outside

Offering off-road parking to the front elevation and side access to the rear garden. The rear garden features two decking areas, low-maintenance artificial lawn with slabbed paving, and is enclosed by timber fencing with a brick wall to the rear. Side access also leads conveniently back to the front of the property.

### Directions

Proceed from the Denbigh office down Vale Street, turn left at the traffic lights onto Rhyl Road, continue before the Petrol Station into Y Gerddi and NO8 can be seen on the right hand side by way of our For Sale Board.





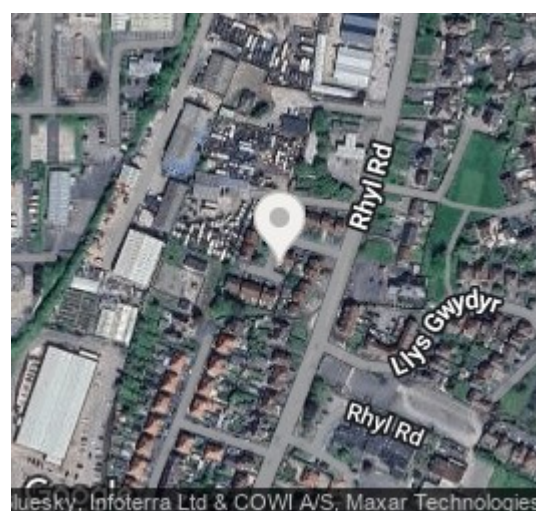
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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Call us on  
01745 817417  
[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)