



**8 Gerddi Mair, Denbigh, LL16 3DZ**

**£260,000**



**EPC - null**

**Council Tax Band - D**

**Tenure - Freehold**

## SUMMARY

**NO CHAIN** - A spacious detached home situated in a sought-after residential area of Lower Denbigh.

This attractive property offers generous accommodation, including a reception room, a fitted kitchen, dining room, three bedrooms, and a family bathroom. It benefits from gas central heating and double glazing throughout.

Externally, the home boasts a sizeable garden to the rear, a private driveway providing ample off-street parking, and a detached garage.



## Accommodation

### Entrance Hall

5'6" x 5'2" (1.677 x 1.578)

### Living Room

14'8" x 11'7" (4.475 x 3.536)

### Dining Room

9'11" x 8'5" (3.039 x 2.569)

### Kitchen

9'11" x 9'0" (3.026 x 2.756)

### Landing

### Bedroom One

11'8" x 9'7" (3.572 x 2.944)

### Bedroom Two

10'2" x 9'7" (3.101 x 2.944)

### Bedroom Three

7'11" x 7'10" (2.417 x 2.412)

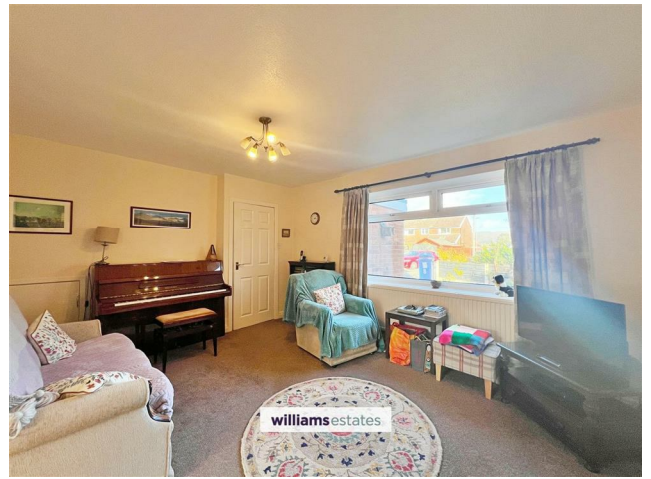
### Shower Room

7'9" x 5'6" (2.382 x 1.688)

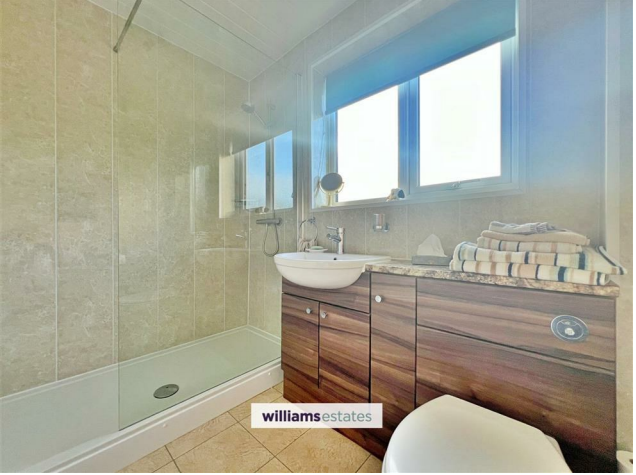
### Garage

16'6" x 7'11" (5.052 x 2.416)

### Outside











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>                                   |                            |                                                                                     |
| (55-68) <b>D</b>                                   |                            |                                                                                     |
| (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<br>2002/91/EC |  |

Call us on  
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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.