



**1 Penrhewl, St. Asaph, Denbighshire,
LL17 0NH**

£195,000

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EPC - D63 Council Tax Band - C Tenure - Freehold

Penrhewl, St. Asaph

2 Bedrooms - Bungalow

Nestled in a sought-after residential area close to local amenities and the A55 Expressway, this delightful two-bedroom bungalow offers an inviting entrance hall, spacious lounge, well-appointed kitchen, two bedrooms, a bathroom, and a separate W.C. with the benefits of a newly fitted boiler (installed March).

Outside, the property features a pleasant front garden with driveway parking leading to a garage, providing ample space for vehicles or storage. To the rear, a generous private lawned garden is ideal for relaxing or entertaining.

Offered with no onward chain, viewing is recommended.



Entrance Porch

Hallway

Lounge

14'2" x 11'9" (4.32m x 3.58m)

Kitchen

10'3" x 9'11" (3.12m x 3.02m)

Bedroom One

12'0" x 10'9" (3.66m x 3.28m)

Bedroom Two

11'11" x 10'9" (3.63m x 3.28m)

Bathroom

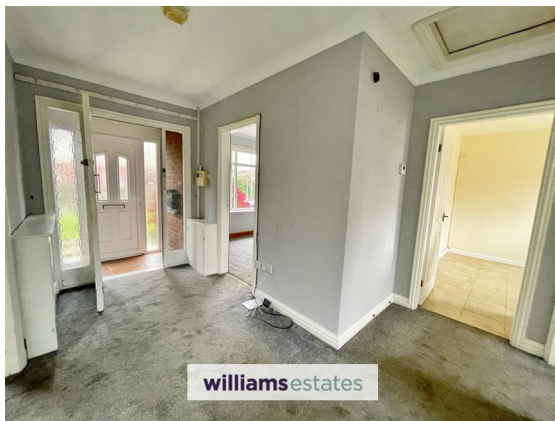
6'6" x 5'5" (1.98m x 1.65m)

W.C

5'5" x 2'11" (1.65m x 0.89m)

Garage

17'6" x 8'10" (5.33m x 2.69m)



Outside

To the front of the property is a lawned garden with a selection of mature shrubs, together with a driveway providing off-road parking and access to the garage. A side timber gate leads to the rear garden, which is mainly laid to lawn and enclosed by timber fencing to offer a good degree of privacy.

Directions

From our Denbigh office, LL16 3AA.

Head north-west on Crown Lane towards Back Row and turn right to stay on Crown Lane. Continue for a short distance, then take a slight right onto Beacon's Hill. After approximately 460 feet, turn left onto Charnell's Walk, then right onto Barkers' Well Lane.

At the roundabout, continue straight onto Ffordd Y Graig and follow this road for around 3 miles. Take a slight left, then another slight left onto the B5381. Continue for approximately 1.8 miles, then at the roundabout take the second exit onto Lower Denbigh Road (B5381).

After around 0.2 miles, turn left onto Penrhewl, where the



property can be found on the right hand side by way of our for sale board.





Floor Plan

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		84
(69-80) C		
(55-68) D	63	
(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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