



**5 Lon Nant, Denbigh, Denbighshire,
LL16 4BE**

£360,000

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EPC - D60

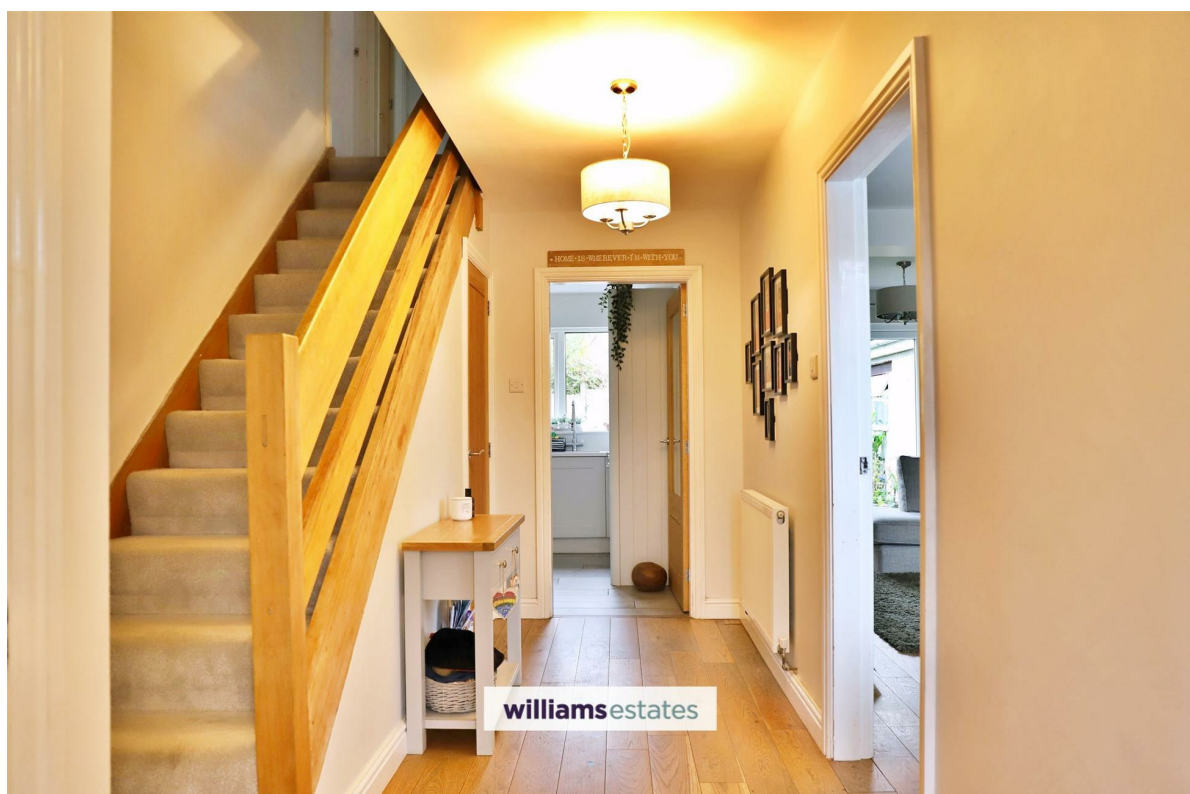
Council Tax Band - E Tenure - Freehold

SUMMARY

A beautifully presented four-bedroom detached home situated in the highly sought-after location of Lon Nant, Denbigh. This spacious property benefits from off-road parking, a detached garage, and a private rear garden.

The accommodation comprises an entrance hall, cloakroom, a bright and spacious living room, and an impressive open-plan kitchen/dining/living area — ideal for modern family living. Upstairs offers four generously sized bedrooms and a family bathroom.

Perfectly positioned close to local schools, shops, and amenities, the property also offers excellent transport links, being just six miles from the A55, providing easy access to Conwy, Liverpool, and Manchester.



Entrance Hall
17'9" x 7'7" (5.427 x 2.329)

Living Room
20'10" x 9'5" (6.356 x 2.879)

Kitchen Diner
15'7" x 9'6" (4.765 x 2.919)

Cloakroom
5'2" x 2'8" (1.589 x 0.814)

Landing
6'11" x 4'11" (2.127 x 1.518)

Bedroom One
14'2" x 9'7" (4.337 x 2.934)

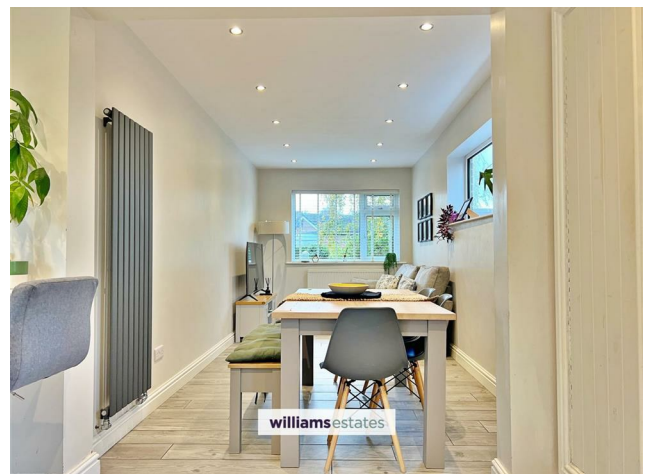
Bedroom Two
10'11" x 10'2" (3.350 x 3.118)

Bedroom Three
12'2" x 8'3" (3.714 x 2.539)

Bedroom Four
8'4" x 8'4" (2.552 x 2.552)

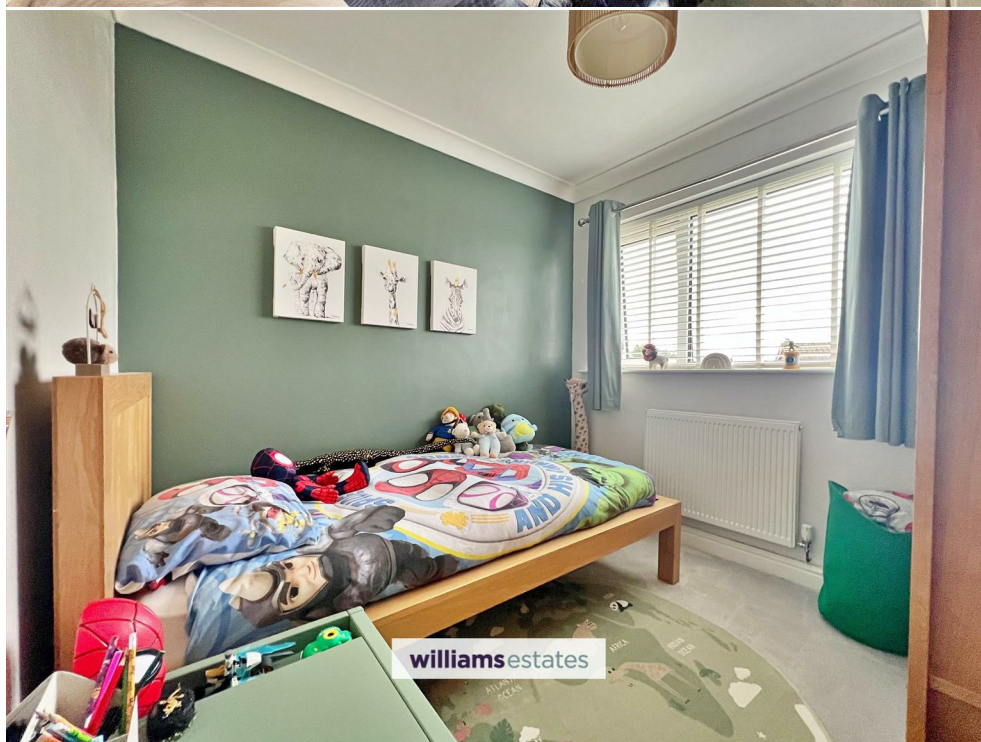
Bathroom
6'10" x 5'5" (2.103 x 1.656)

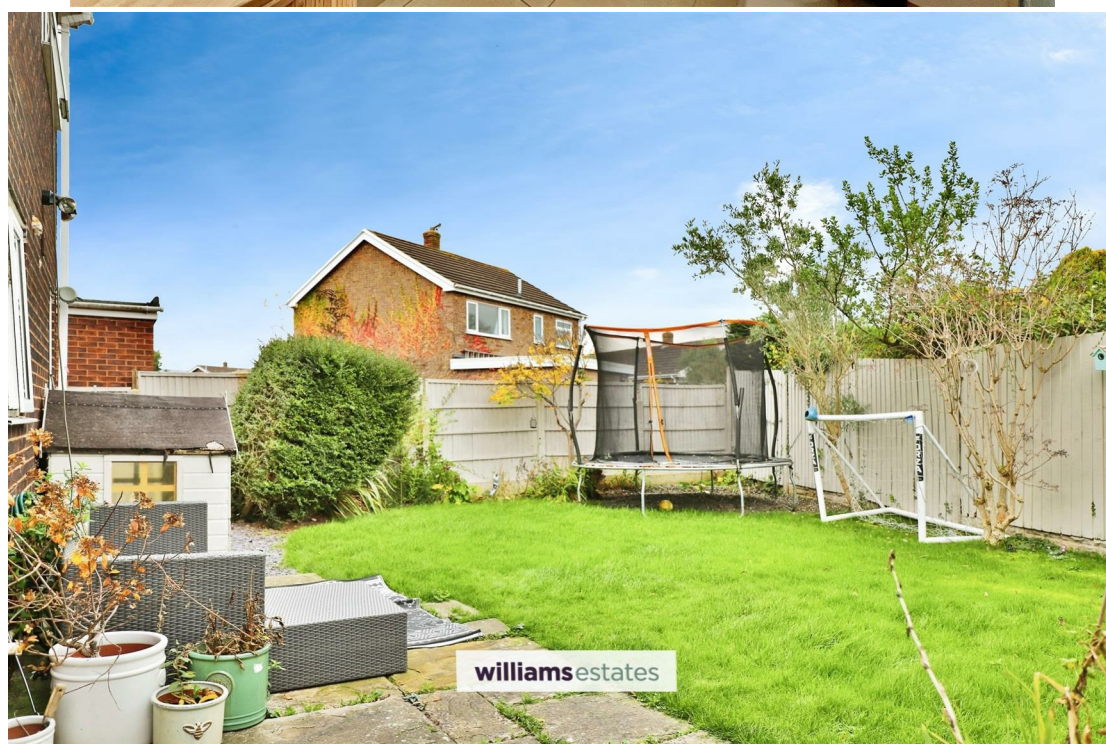
Outside



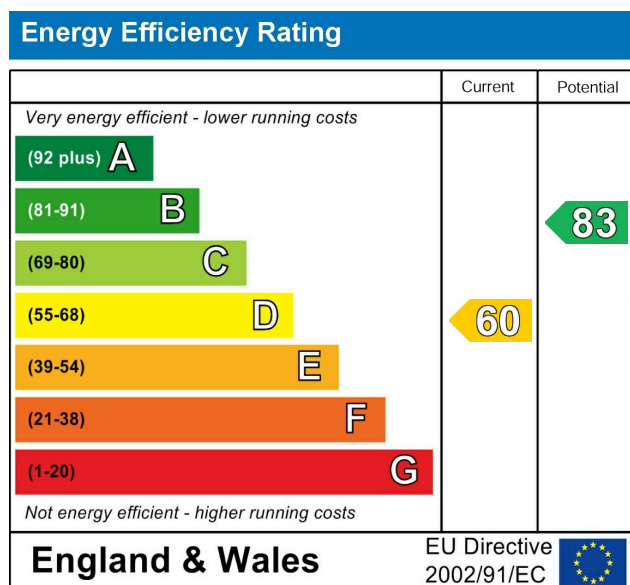








Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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Denbigh@williamsestates.com

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.