



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

£360,000

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EPC - D60

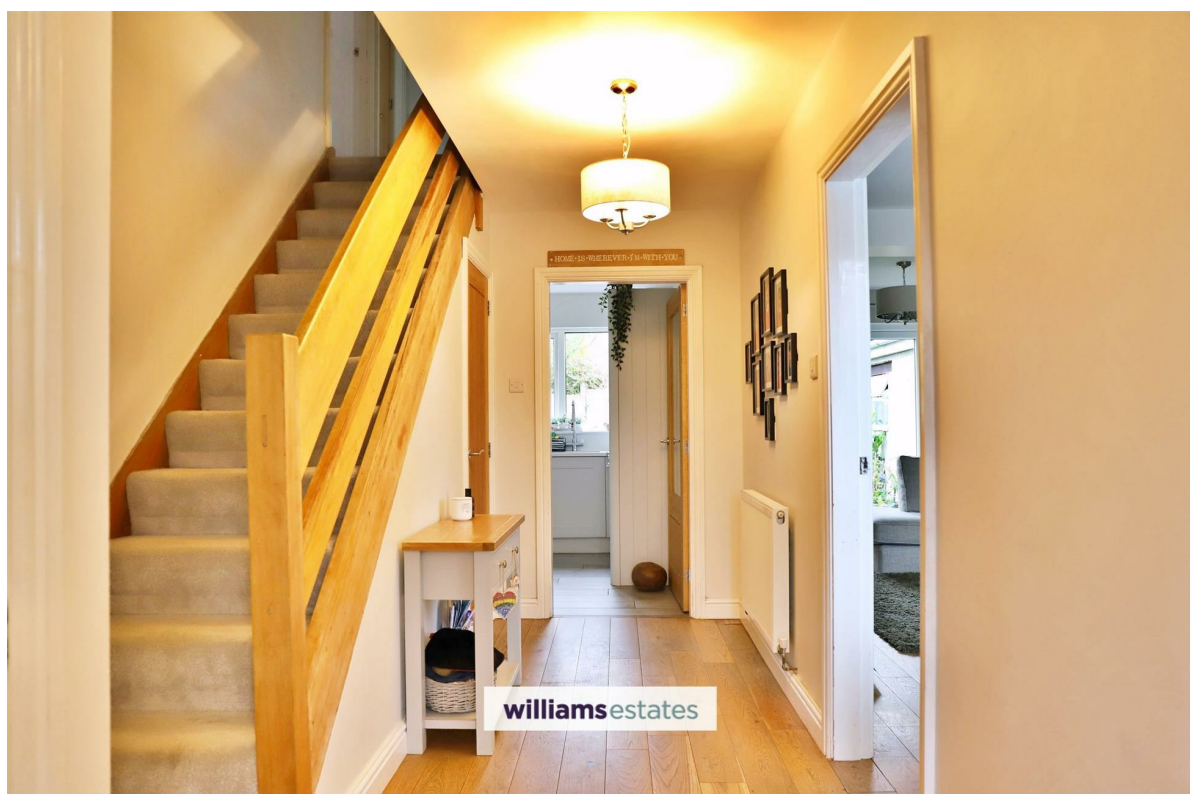
Council Tax Band - E Tenure - Freehold

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

Directions

From our Denbigh branch, Crown Ln, Denbigh LL16 3AA

Head southeast on Crown Ln toward Hall Square/A543 (0.0 mi).

Turn left onto Hall Square/A543 and continue to follow A543 (0.4 mi).

Turn right onto Ruthin Rd/A543 (0.6 mi).

At the roundabout, take the 4th exit onto Parc Clwyd (0.2 mi).

Turn left onto Lon Tywysog (0.0 mi).

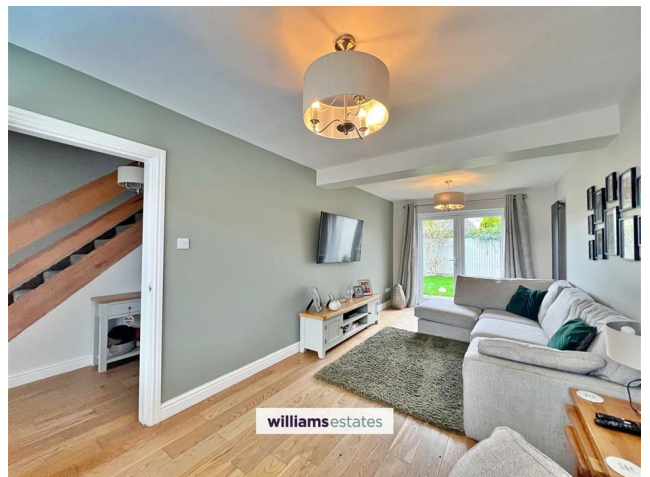
Continue straight onto Lon Howell (0.1 mi).

Continue straight onto Llys Dyffryn (0.0 mi).

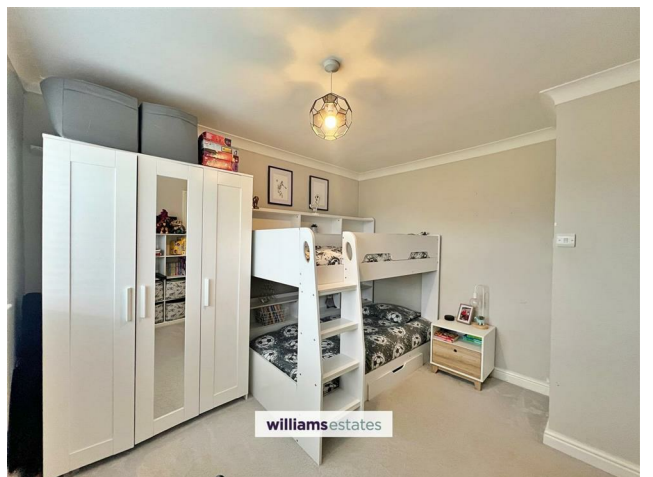
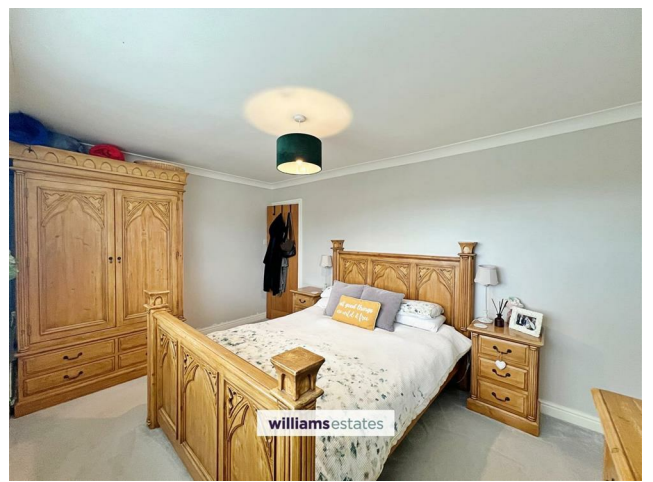
Turn right onto Lon Nant (0.1 mi).

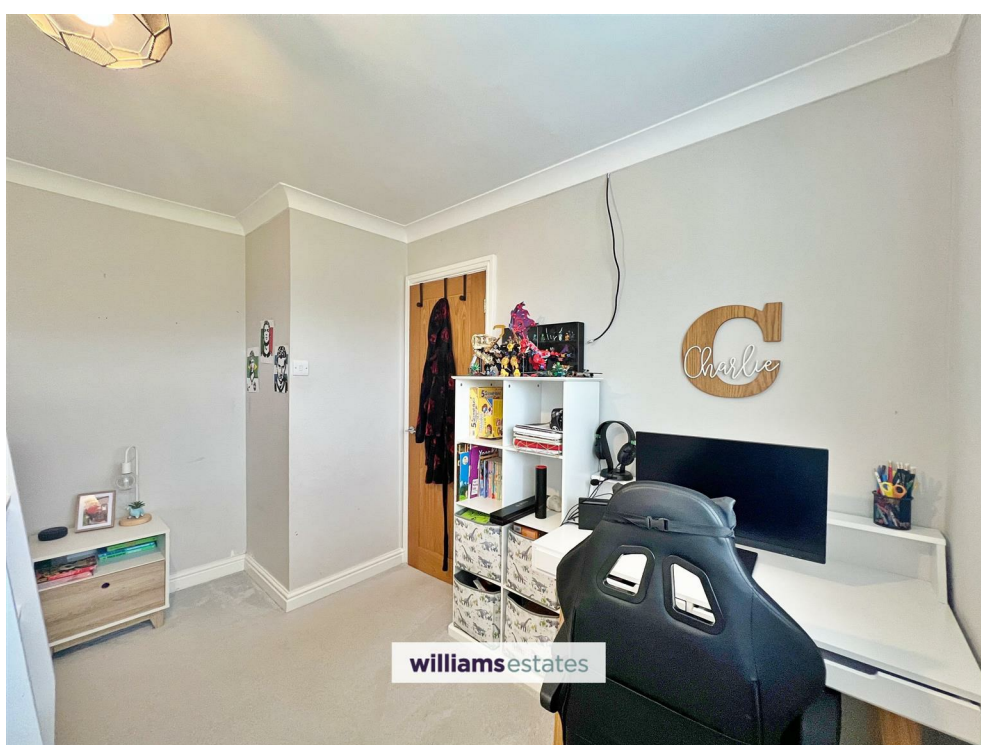
Turn left to stay on Lon Nant (0.0 mi).

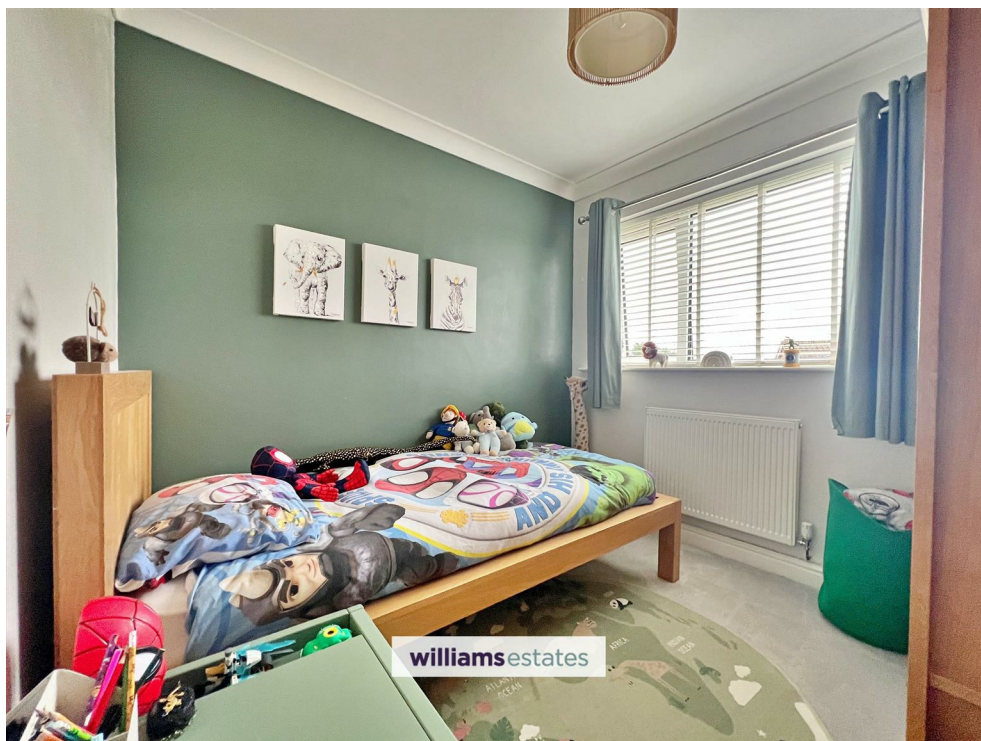
Property will be on the left.







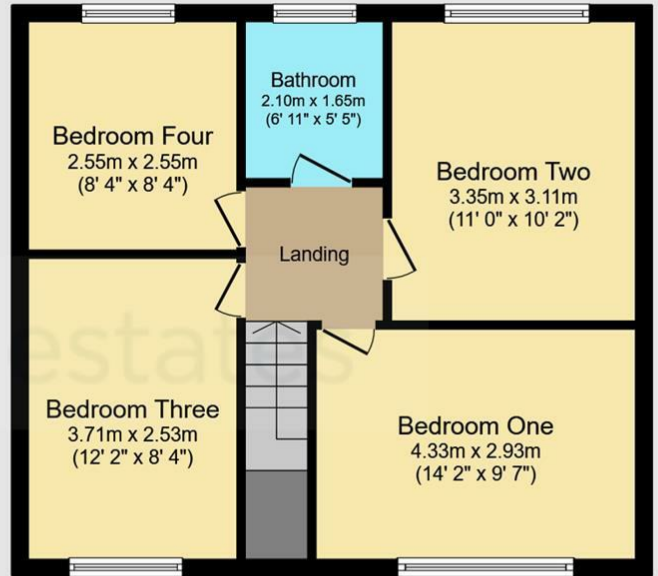






Ground Floor

Floor area 56.1 sq.m. (603 sq.ft.)



First Floor

Floor area 52.9 sq.m. (569 sq.ft.)

Total floor area: 108.9 sq.m. (1,173 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	83
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 817417
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.

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