

# williams estates



**3 Cae Fron, Denbigh, Denbighshire, LL16  
3UY**

**£200,000**

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**EPC - C70    Council Tax Band - D    Tenure - Freehold**

# Cae Fron, Denbigh

## 2 Bedrooms - Bungalow - Detached

Reduced for a quick sale!! - A spacious two bedroom detached bungalow situated on the small cul-de-sac location of Cae Fron, which is close to Denbigh town and all other local amenities. The accommodation offers a lounge, kitchen, conservatory, two bedrooms, master with en-suite and bathroom. The bungalow is situated on a good size plot, offering front and rear gardens. There is a driveway to the front which provides off road parking and in turn leads to a garage. EPC Rating C70.

### Accommodation

uPVC door providing access into:

### Entrance Porch

Brick built walls and obscure window to the front, door leads into:

### Hallway

Having radiator, airing cupboard and power points

### Living Room

16'3" x 11'11"

Comprising of uPVC windows to front and side elevations, centrally situated feature fireplace housing a gas fire, power points and radiator.

### Kitchen

11'6" x 10'1"

Offering a range of wall, drawer and base units with work surfaces over, tiled splash backs, single drainer double sink with mixer taps, integrated oven with four ring gas hob, integrated fridge and freezer, integrated washing machine, radiator, power points and uPVC windows to the side and rear.

### Conservatory

33'5" x 9'5"

Having uPVC windows surround, radiators, power points and further uPVC doors which lead to the rear and side elevations.

### Bedroom One

11'11" x 10'7"

Having a range of built-in wardrobes with access to the en-suite, radiator, power points and double doors into the conservatory.

### Bedroom Two

11'10" x 9'3"

Having uPVC window to the front elevation, range of built-in wardrobes, power points and radiator.

### Bathroom

6'10" x 5'9"

Offering a white suite with panelled bath and shower head over, pedestal wash basin, low flush W.C, fully tiled walls and a obscure window to the rear.

### Garage

11'10" x 9'3"

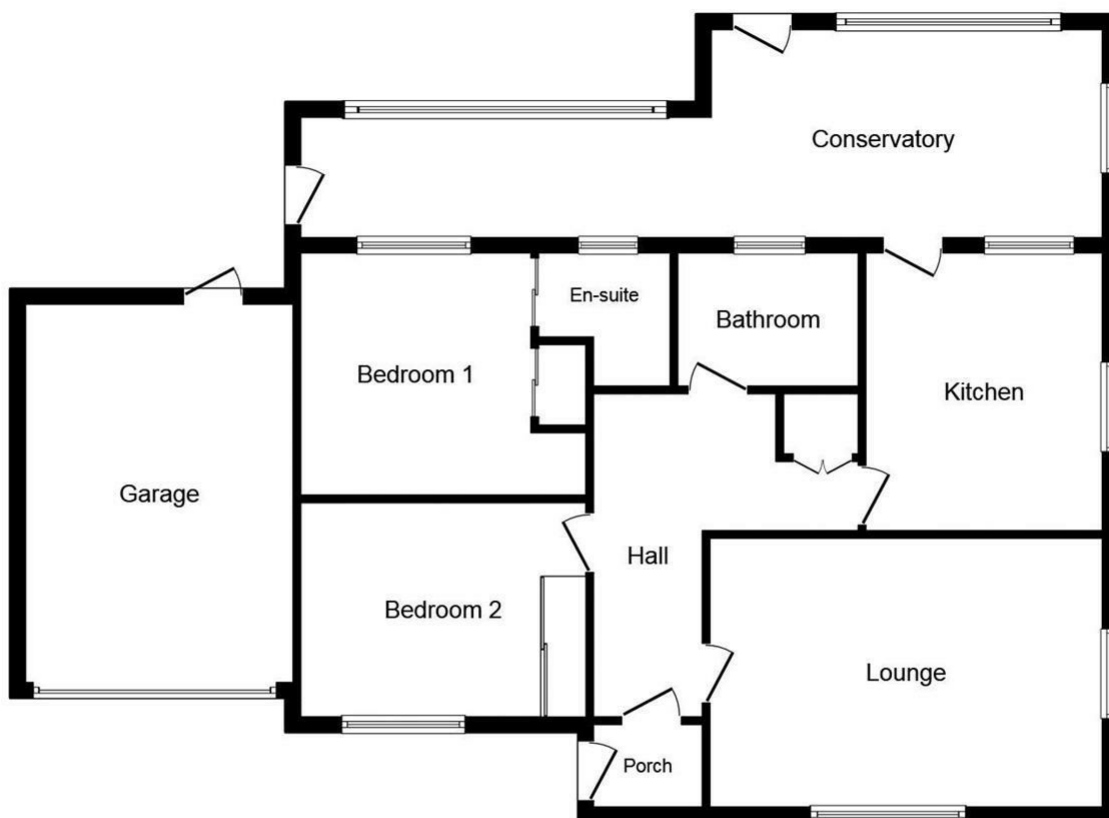
Having up and over doors and access to the rear garden.

### Outside

The property is approached via a good size driveway offering ample off road parking, access to the garage and pathway leads around to the side.

The rear garden offers a private aspect with ornamental pond, golden gravel and timber gate.





**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            | <b>70</b>                  |           |
| (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<br>2002/91/EC |           |

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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.

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