



**Ty Isa Nantglyn, Denbigh, LL16 5PU**

**£239,995**

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**EPC - E39**

**Council Tax Band - E**

**Tenure - Freehold**

# , Denbigh

## 3 Bedrooms - House - Semi-Detached

A traditional three-bedroom semi-detached home set along a charming country lane, enjoying a sunny westerly aspect. Features include a spacious kitchen/dining room, an attractive lounge, and a modern bathroom. The first floor offers three well-proportioned bedrooms. Outside, there is parking for two cars and delightful gardens with a raised deck and open westerly views. Conveniently located approximately 0.75 miles from the village.



### Location

The home is set in a charming position alongside a quiet lane, on the outskirts of this well-regarded rural village, with attractive views across the surrounding hills.

Nantglyn is a peaceful countryside community nestled in a scenic valley, located roughly five and a half miles from the historic market town of Denbigh.

### Entrance

5'11" x 4'0" (1.823 x 1.224)

### Kitchen/Diner

11'10" x 9'8" (3.622 x 2.963)

### Living Room

15'3" x 12'9" (4.673 x 3.893)

### Landing

### Bedroom One

12'9" x 12'4" (3.904 x 3.770)

### Bedroom Two

11'7" x 8'10" (3.556 x 2.704)

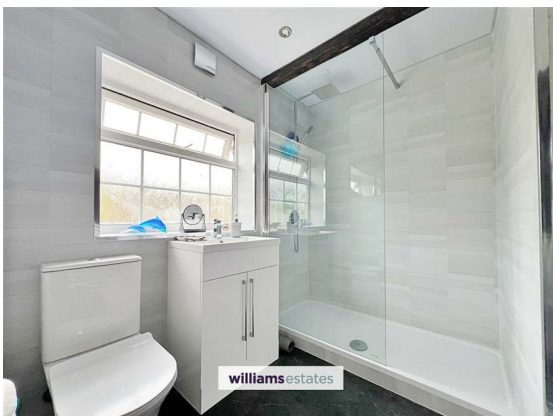
### Bedroom Three

8'7" x 7'0" (2.633 x 2.150)

### Shower Room

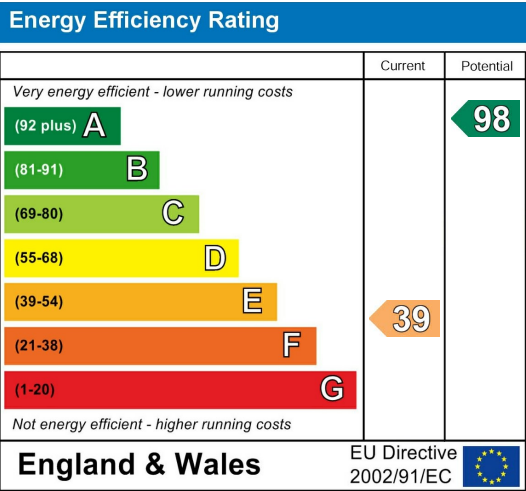
7'3" x 5'9" (2.225 x 1.767)

### 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.



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.