



41 Ffordd Celyn, Denbigh, LL16 5UU

£285,000



EPC - 0

Council Tax Band - D

Tenure - Freehold

SUMMARY

A beautifully presented detached three/four-bedroom house located in the sought-after Lower Denbigh area.

Modernised throughout, the property offers an inviting entrance hall, a bright and spacious lounge, a conservatory overlooking the garden, a generous kitchen with integrated appliances, and an additional second sitting room.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from a private driveway providing ample parking, along with a rear lawned garden enjoying a sunny and secluded aspect.

An ideal family home in a desirable location — early viewing is highly recommended.



Entrance Hall

Sitting Room

16'9" x 7'4" (5.11m x 2.24m)

Lounge

11'08" x 13'09" (3.56m x 4.19m)

Conservatory

9'10" x 9'3" (3.00m x 2.82m)

Dining Room

Kitchen

17'0" x 10'0" (5.18m x 3.05m)

Landing

Bedroom One

11'5" x 9'0" (3.48m x 2.74m)

Bedroom Two

10'9" x 10'0" (3.28m x 3.05m)

Bedroom Three

7'4" x 7'0" (2.24m x 2.13m)

Bathroom

Outside

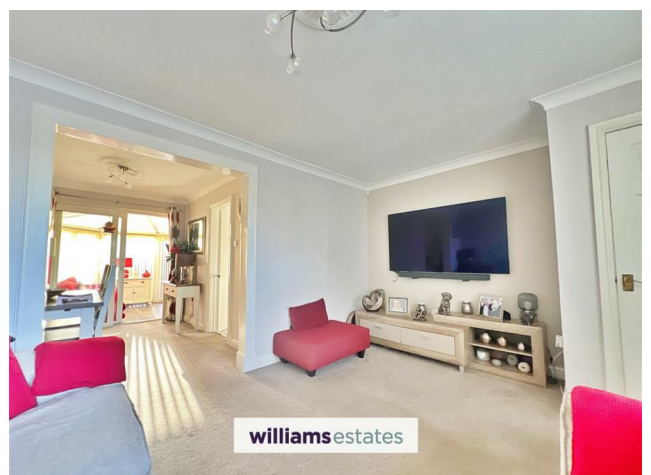
Directions

From our Denbigh office, Crown Lane, Denbigh (LL16 3AA)

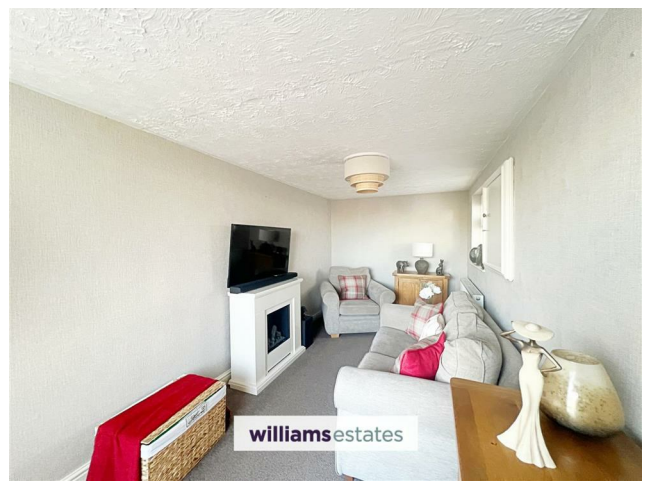
Turn left onto Hall Square and continue along the A543 for approximately 0.8 miles.

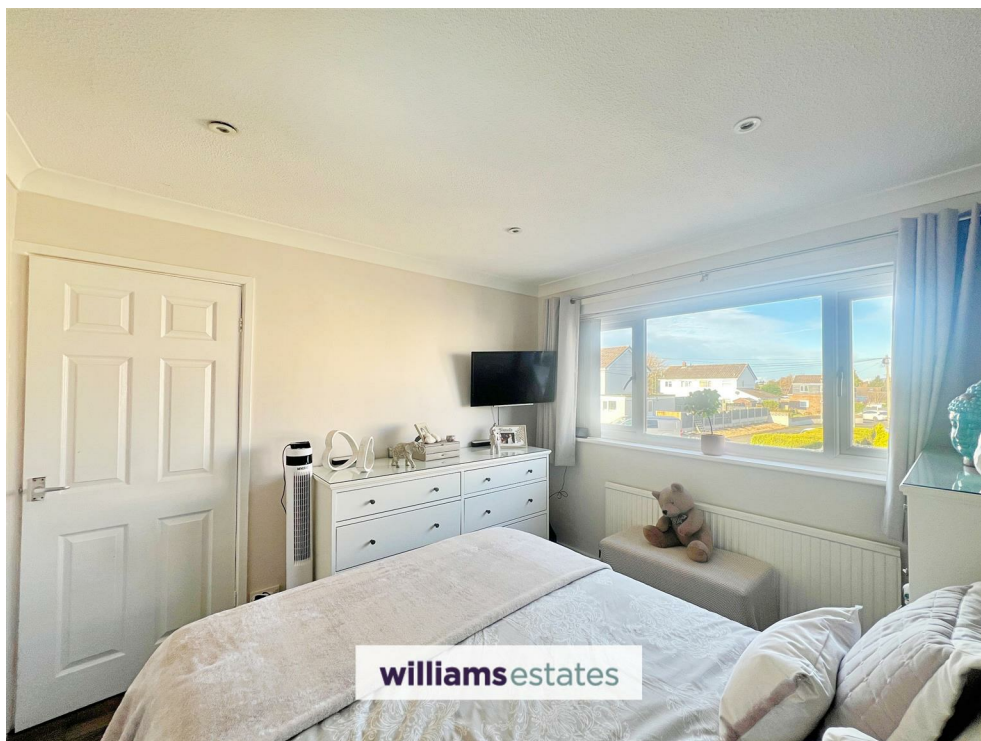
Turn right onto Ffordd Colomendy, then after a short distance (about 325 ft), turn left onto Ffordd Celyn.

Continue for 0.1 miles before making a final left turn to remain on Ffordd Celyn.











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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.