



76 Park Street, Denbigh, LL16 3DE

£115,000

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EPC - C71 Council Tax Band - B Tenure - Freehold

Park Street, Denbigh

1 Bedrooms - House - Terraced

Attention First-Time Buyers and Investors!

This well-presented one-bedroom mid-terrace property is ideally located in the heart of Denbigh, positioned at the lower end of Park Street. The accommodation offers a spacious living room, kitchen, cloakroom, a master bedroom, and a modern shower room. Outside, you'll find a low-maintenance rear yard.

Early viewing is highly recommended to appreciate all this property has to offer.



Living Room

20'7" x 8'7" (6.290 x 2.618)

Kitchen

13'7" x 8'6" (4.146 x 2.592)

Cloakroom

4'2" x 3'9" (1.286 x 1.166)

Bedroom One

12'2" x 11'1" (3.727 x 3.397)

Shower Room

11'0" x 5'5" (3.358 x 1.665)

Rear Yard

Directions

Directions from Crown Lane, Denbigh (LL16 3AA):

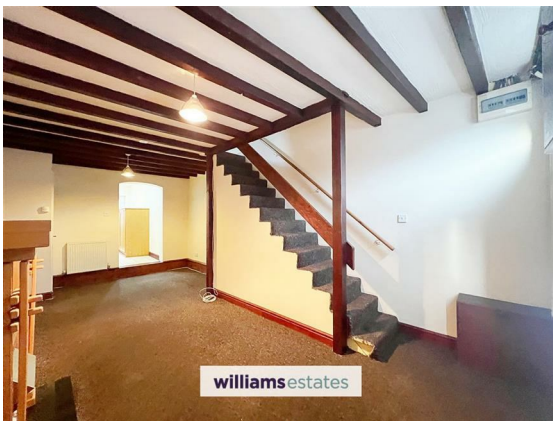
Start on Crown Lane, heading south-east towards Hall Square / A543.

Turn left onto Hall Square (A543) and continue to follow the A543.

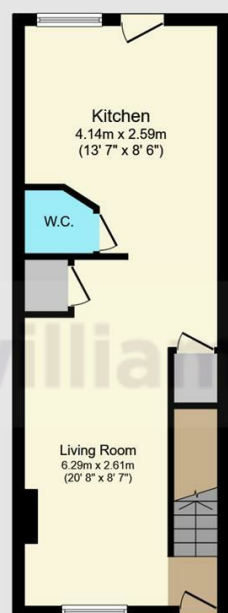
After approximately 0.4 miles, turn right onto Ruthin Road (A543), signposted for Ruthin (A525).

After 0.5 miles, turn right onto Park Street.

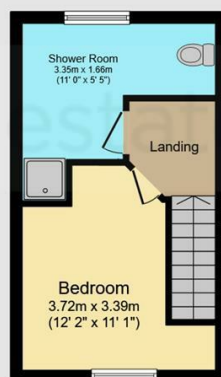
76 Park Street will be on the Right hand side by way of our for sale board.







Ground Floor
Floor area 37.0 sq.m. (398 sq.ft.)



First Floor
Floor area 22.1 sq.m. (238 sq.ft.)

Total floor area: 59.0 sq.m. (635 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		90
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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