

**33 Y Maes, Denbigh, Denbighshire,
LL16 3JR**

£308,500

 4  2  2  D

EPC - D65

Council Tax Band - D Tenure - Freehold

SUMMARY

A spacious four-bedroom detached house situated in the desirable Lower Denbigh area, conveniently close to local amenities and Denbigh town centre. The accommodation includes an entrance hall, downstairs WC, lounge, dining room, kitchen/breakfast room, four bedrooms—master with en-suite—and a family bathroom. Outside, you'll find well-maintained front and rear gardens, a double-width driveway, and a garage. Additional benefits include gas central heating and double glazing. Viewing is highly recommended.



Accommodation

Glazed door with obscure window adjacent, leading into

Entrance Hall

13'10" x 6'1" (4.237 x 1.855)

The tiled flooring flows through to the kitchen, with a staircase rising to the first floor, doors opening to the living room and kitchen, and access to the cloakroom.

Living Room

13'10" x 10'7" (4.238 x 3.247)

A bright and spacious living room featuring a uPVC double-glazed bay window to the front elevation, a gas fireplace, ample wall sockets, and sliding doors opening to the kitchen/diner.

Open Plan Kitchen

26'0" x 8'4" (7.931 x 2.559)

The kitchen is fitted with complementary worktops and a range of matching wall and base units, with provisions for a dishwasher and space for a large American-style fridge/freezer. A four-ring gas hob with stainless steel extractor, tiled splashbacks, and a fitted oven and grill. There is ample room for a dining table and seating area, with a double-glazed sliding door opening onto the rear garden and two uPVC double-glazed windows to the rear elevation. Additional features include a door to the integral garage and a wall-mounted radiator.

Cloakroom

Tiled flooring continues into this cloakroom, featuring a vanity unit with inset sink, a low-flush WC, extractor fan, and a chrome heated towel rail.

Landing

A carpeted, spindled staircase rises to a generous landing, with a roof hatch providing loft access and doors opening to all rooms.

Bedroom One

13'7" x 10'9" (4.161 x 3.287)

A spacious double bedroom featuring a recessed mirrored sliding wardrobe, uPVC double-glazed window to the rear elevation, a double radiator, and a door leading to

Bedroom One En-Suite

8'7" x 4'10" (2.621 x 1.481)

Featuring tiled flooring and partially tiled walls, a low-flush WC, vanity wash basin, chrome heated towel rail, and a corner walk-in shower enclosure. A uPVC obscure-glass window to the front elevation and an extractor fan.





Bedroom Two

12'5" x 9'1" (3.798 x 2.771)

A well-proportioned double bedroom with recessed mirrored sliding wardrobes, a uPVC window to the front elevation, ample wall sockets, and a double radiator.

Bedroom Three

10'1" x 7'4" (3.078 x 2.244)

Featuring a uPVC double-glazed window to the rear elevation, a double radiator, and wall sockets.

Bedroom Four

7'6" x 7'0" (2.289 x 2.143)

A versatile single bedroom or home office, featuring a uPVC double-glazed window to the rear elevation, a double radiator, and ample wall sockets.

Bathroom

8'5" x 8'1" (2.583 x 2.466)

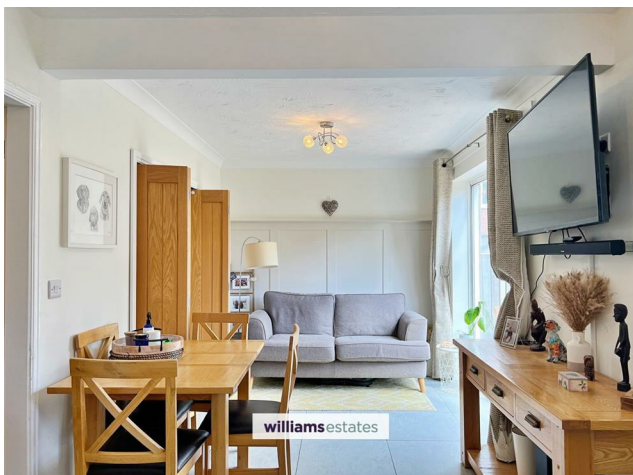
Includes a low-flush WC, pedestal wash basin, bathtub with overhead shower, partially tiled walls, a uPVC obscure-glass window to the front elevation, a double radiator, and an extractor fan.

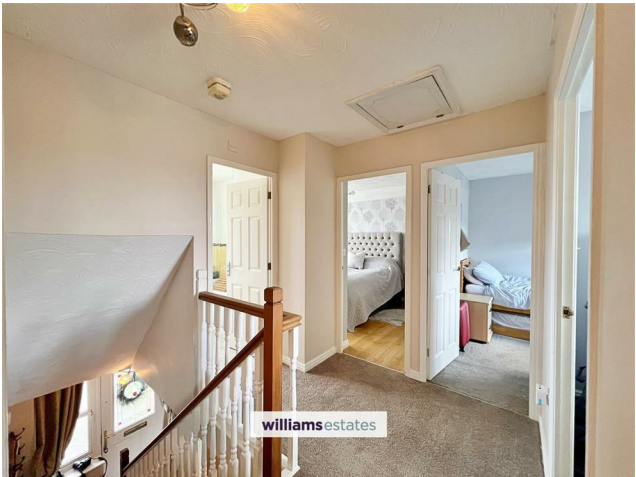
Garage

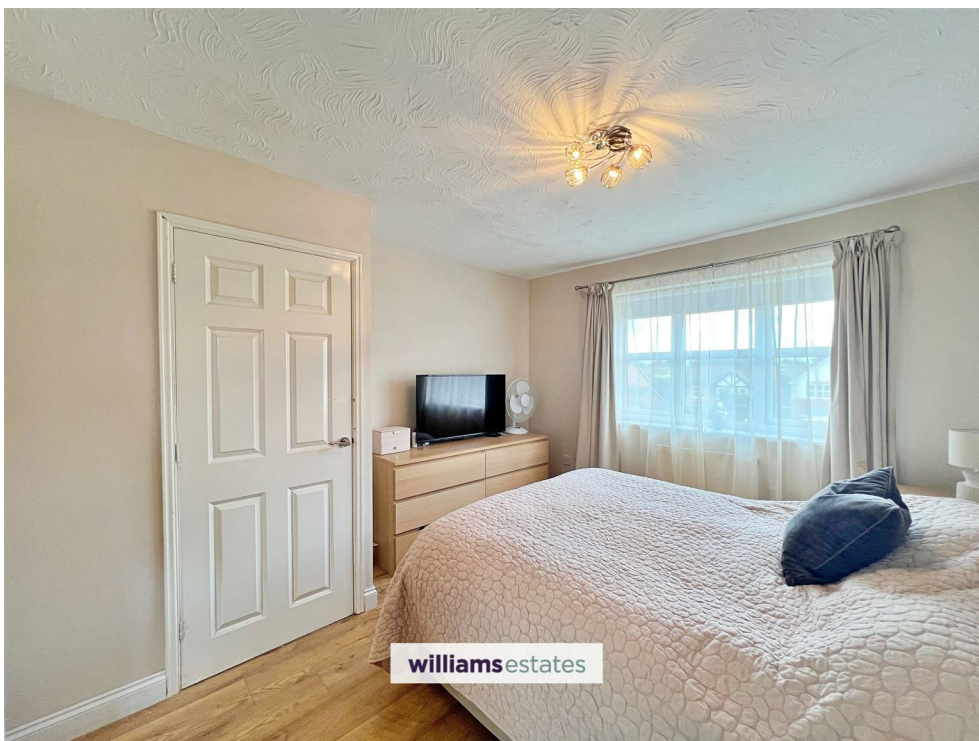
Single integral garage featuring an up-and-over door, a door to the rear garden, and an internal door leading into the kitchen. Housing the gas combination boiler, the space is currently fitted with wood-effect flooring and used as a utility and storage room.

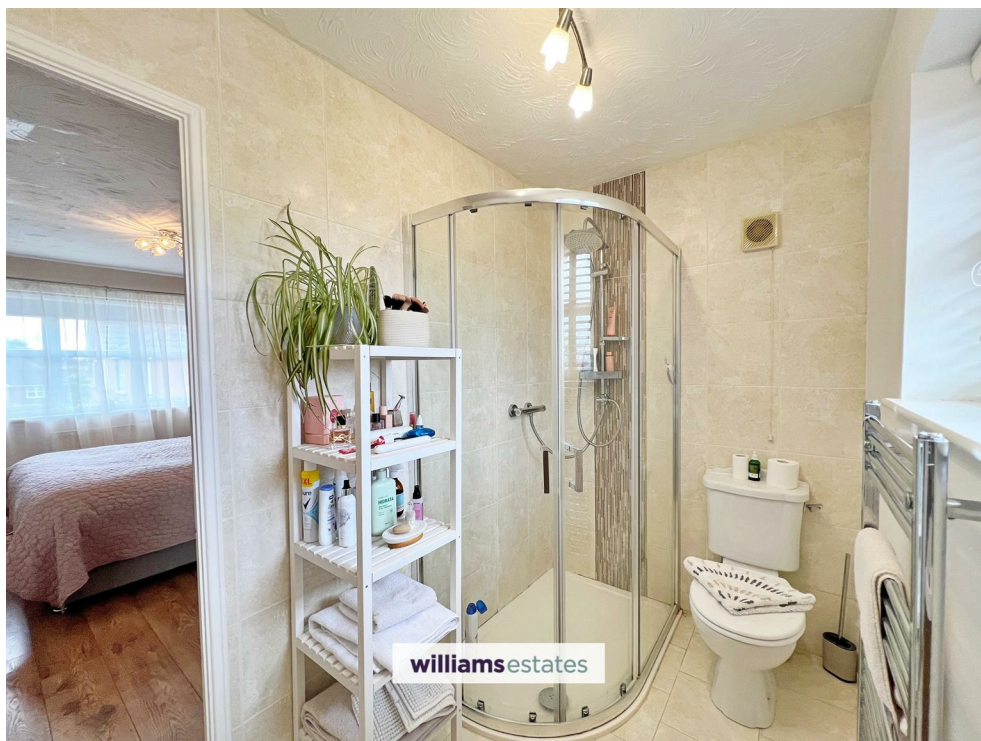
Outside

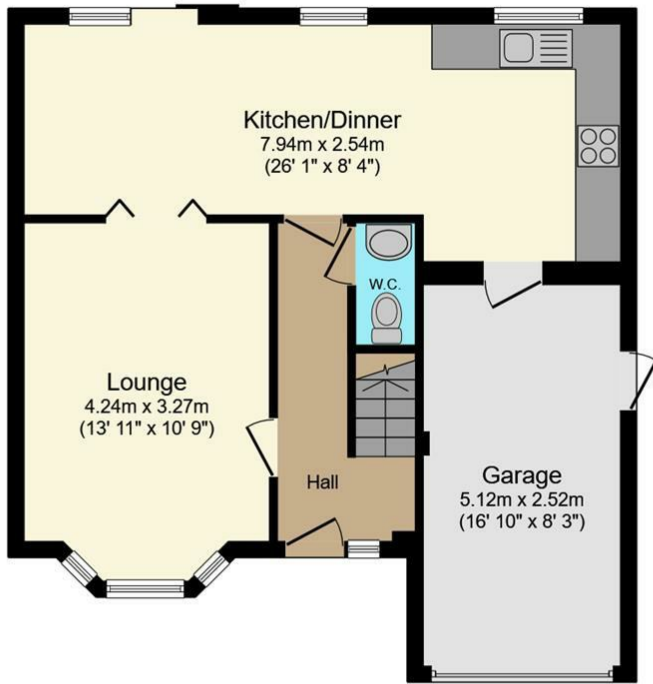
To the front of the property, is a tarmacked driveway offers parking for two vehicles, complemented by a front lawn featuring mature trees and shrubs. A timber gate provides access to the rear garden. The rear garden is south-facing, that captures both sunrise and sunset views, offering a perfect space to enjoy every moment of the day. It features a paved patio, a lawn bordered by shrubs, trees, and raised planters, plus a dedicated area ideal for a hot tub. Side access leads to a timber gate, and the garden is fully enclosed by panelled fences.



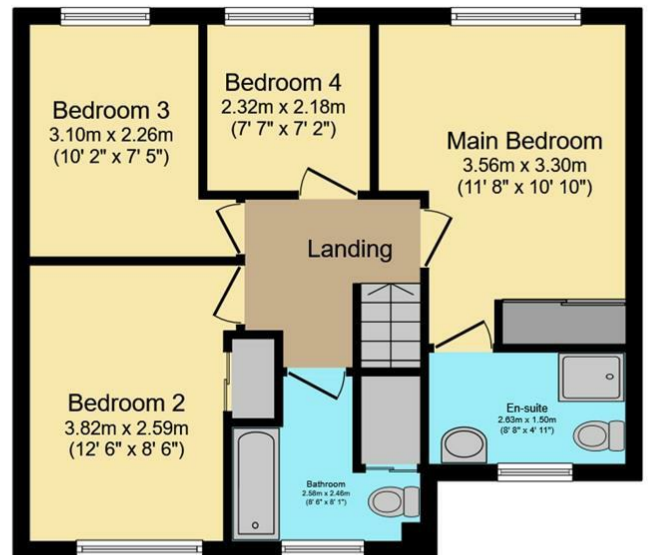








Ground Floor
Floor area 59.9 sq.m. (644 sq.ft.)



First Floor
Floor area 51.8 sq.m. (558 sq.ft.)

Total floor area: 111.7 sq.m. (1,202 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

williams
estates

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		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

williamsestates