



**Glyn Hyfryd Broomhill Lane, Denbigh,
Denbighshire, LL16 3NH**

£275,000

 3  1  2  D

EPC - D63

Council Tax Band - C Tenure - Freehold

SUMMARY

Set in the heart of Denbigh, adjacent to the historic castle walls and within walking distance of the town centre, this spacious three-bedroom detached house offers character, convenience and a great family home.

The accommodation comprises: entrance porch, welcoming hallway, a generous lounge with scope to create two separate sitting areas, a newly fitted kitchen, and a dining room. To the first floor are three well-proportioned bedrooms and a modern bathroom. One bedroom benefits from a private balcony boasting spectacular views over Denbigh town, the Clwydian Range, and beyond.

The property has been partially renovated throughout, including a brand-new kitchen, bathroom, and updated light fittings. This allows the incoming buyer the opportunity to add the final touches with flooring, decoration, and garden landscaping to suit personal style.

Externally, the home enjoys a front garden with a pathway leading to the main entrance, side access to the rear, and a partially finished rear garden with potential for lawn or paved patio. There are also two off-road parking spaces.

Offered with no onward chain, this property is a fantastic opportunity to acquire a modernised home in a prime location with stunning views.



Entrance Porch

Hallway

Lounge
22'0" x 10'5" (6.71m x 3.18m)

Kitchen
15'5" x 6'9" (4.70m x 2.06m)

Dining Room
10'9" x 6'11" (3.28m x 2.11m)

Landing

Bedroom One
10'11" x 8'2" (3.33m x 2.49m)

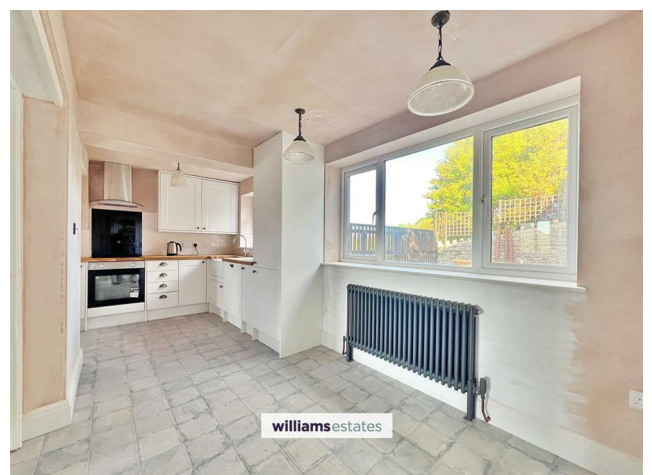
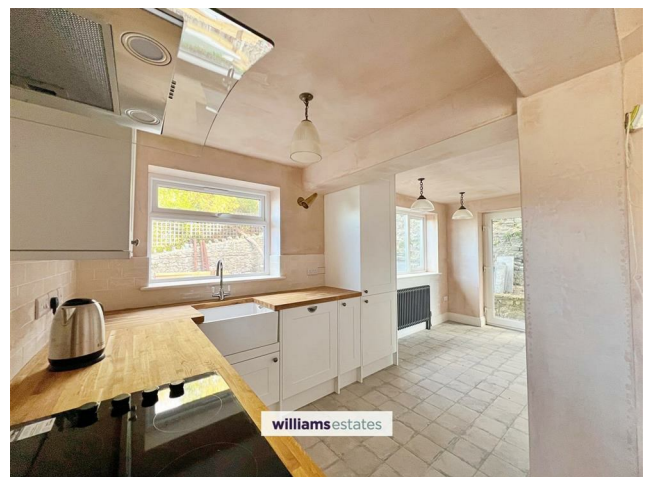
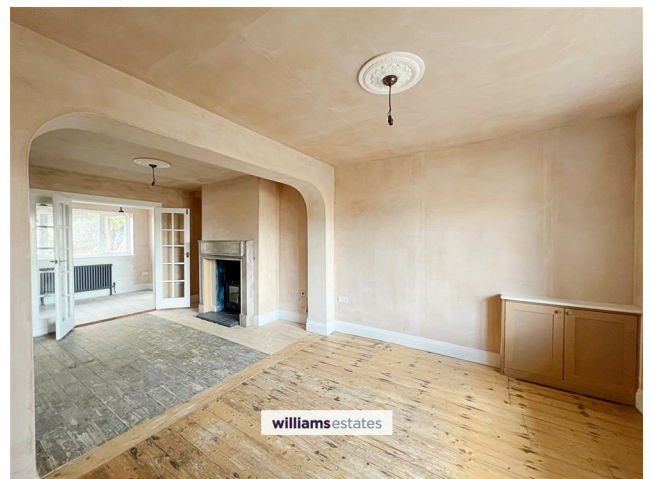
Bedroom Two
10'9" x 10'0" (3.28m x 3.05m)

Bedroom Three
6'11" x 6'9" (2.11m x 2.06m)

Bathroom

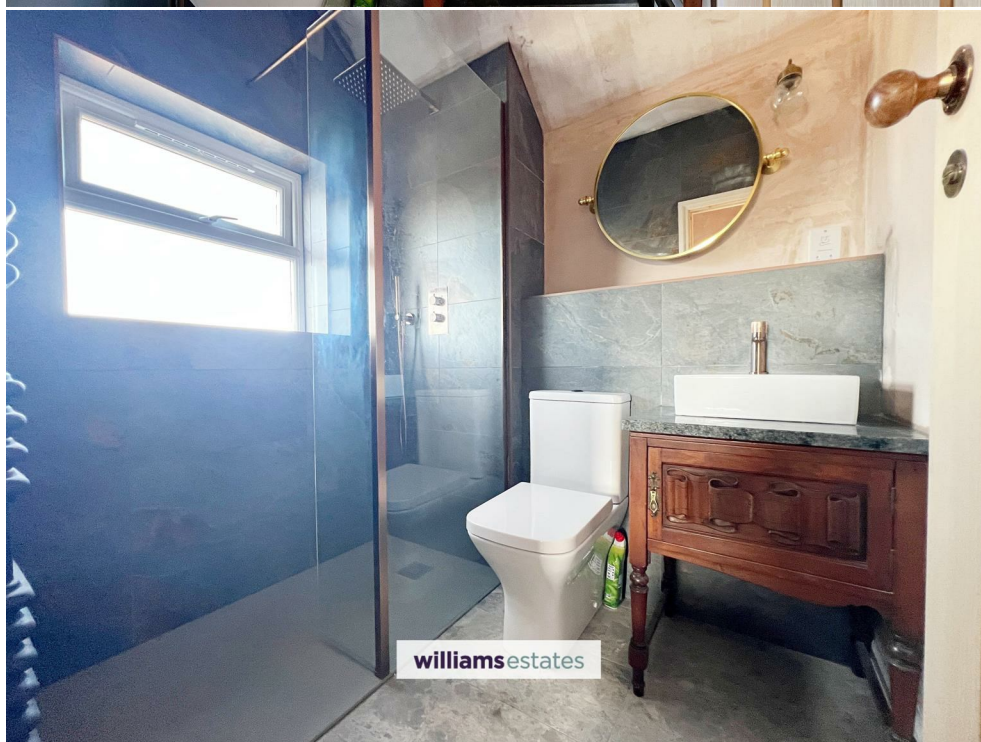
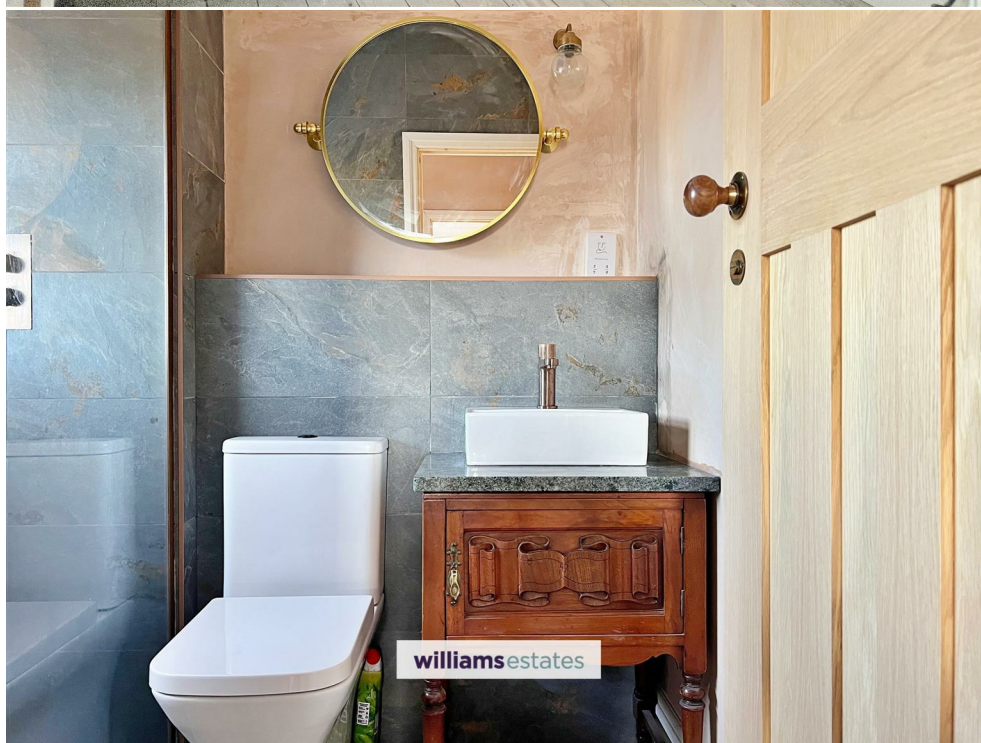
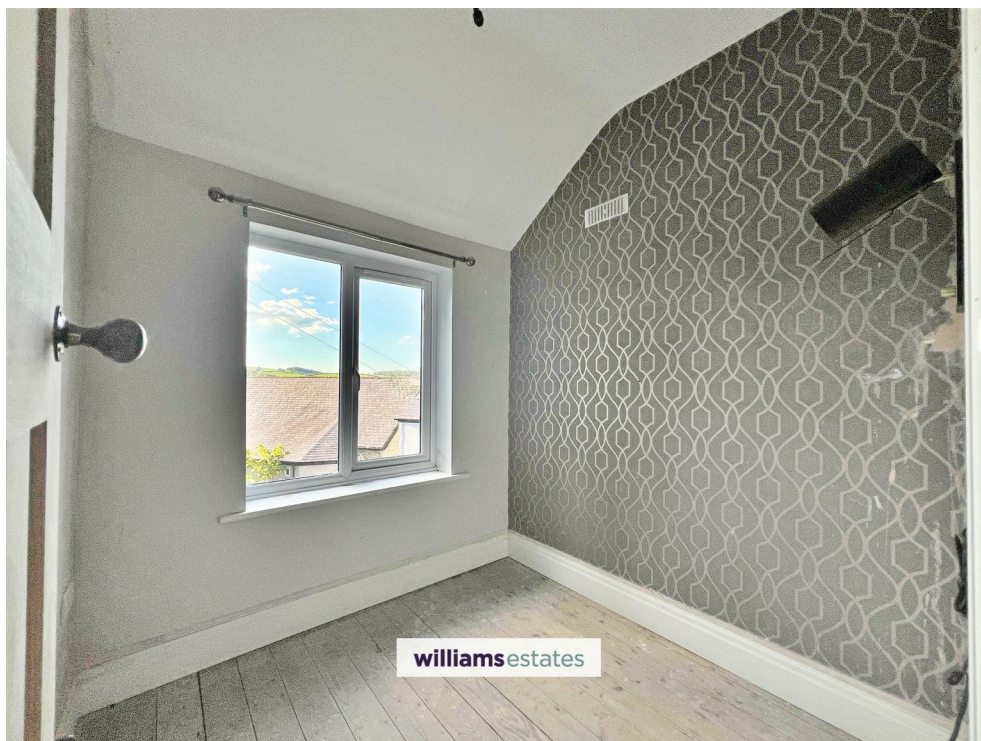
Directions

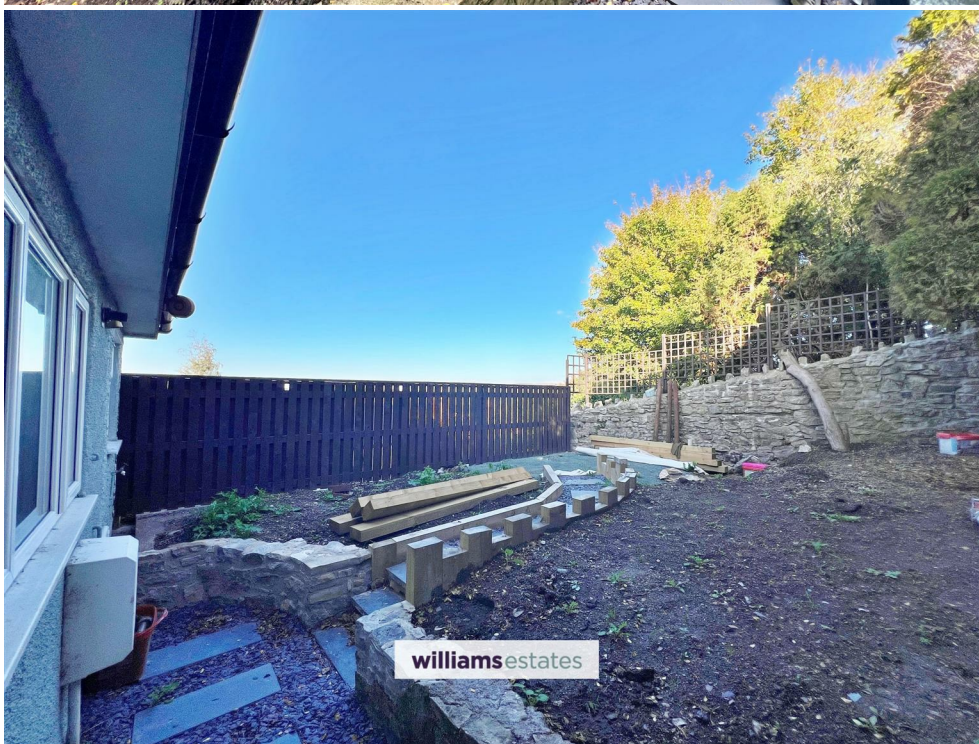
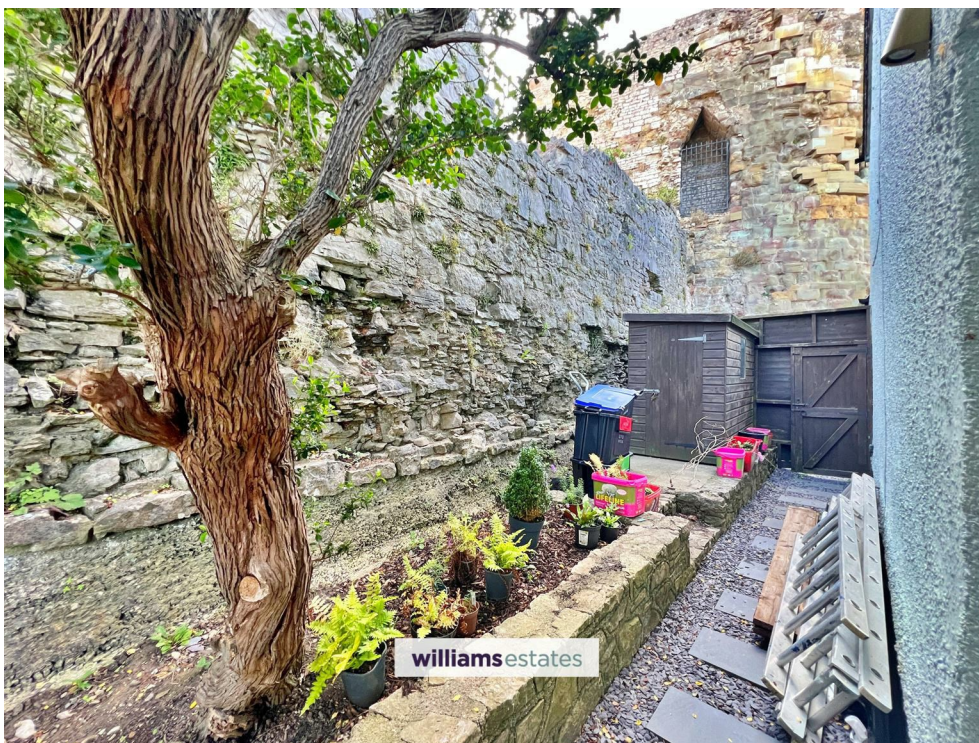
Proceed from our Denbigh office turn right onto the High Street then take an immediate left onto Love Lane. Proceed up this road then take a left hand turning onto Castle Street then take the first left onto Tan Y Gwalia follow the road round until reaching Broomhill Hill/ Burgess Gate and the property can be seen straight ahead.













Ground Floor



First Floor

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		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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