



3 Aled Terrace, Llansannan, LL16 5HP

£155,000

2 1 1 E

EPC - E51 Council Tax Band - A Tenure - Freehold

Aled Terrace, Llansannan

2 Bedrooms - House - Terraced

No Onward Chain!! – Nestled in the heart of the picturesque village of Llansannan, this beautifully presented two-bedroom mid-terraced home combines modern living with traditional charm. The village itself offers excellent local amenities including a shop, pub, school, doctors surgery, church, and bus services to Abergele and Denbigh. You'll also find a welcoming community with sports and recreational grounds, an outdoor bowling green, community garden, regular events, and stunning local walks right on the doorstep.

The accommodation comprises a fitted kitchen with slate work surfaces and a spacious lounge, complete with a feature log burner – the main heating source and characterful slate flooring. Upstairs, there are two bedrooms with exposed original floorboards and shower room.

Additional features include newly fitted front and rear external doors, useful under-stairs storage, a wood and fuel store, and an outside water tap.

To the rear, a generously sized patio garden provides the perfect setting for Al-Fresco dining and entertaining, with on-street parking available.

This home is ideal for first-time buyers, downsizers, investors and as a potential holiday home.
Viewing is highly recommended. EPC Rating E51.



Kitchen

13'2" x 4'7" (4.01m x 1.40m)

Lounge

11'8" x 12'11" (3.56m x 3.94m)

Landing

Bedroom One

9'11" x 9'4" (3.02m x 2.84m)

Bedroom Two

7'5" x 6'6" (2.26m x 1.98m)

Shower Room

5'4" x 4'0" (1.63m x 1.22m)

Outside

A delightful, low-maintenance two-tiered private patio garden. The outdoor space is filled with mature potted plants, vibrant flowers, and greenery. A shed to the rear of the garden offers ample storage space. Fabulous space for entertaining and relaxing.

Directions

What3words: ///control.grafted.kidney

From Denbigh office, Crown Lane, Denbigh LL16 3AA
Head south-east on Crown Lane towards Hall Square/A543 (approx. 70 ft).

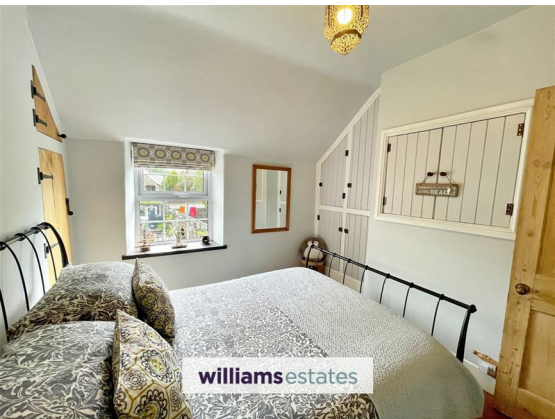
Turn right onto High Street/A543 and continue for 0.2 miles.

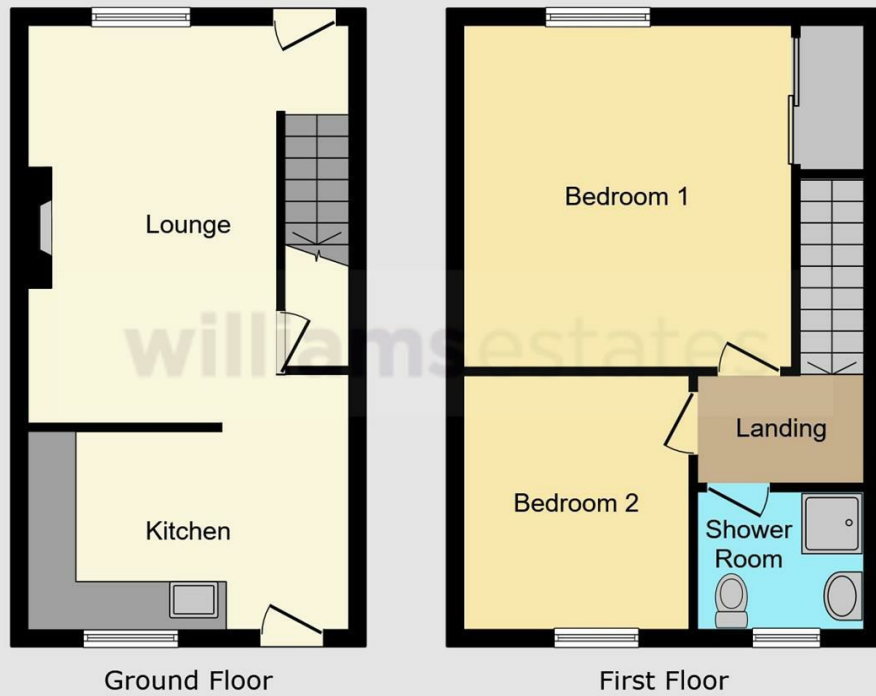
At the roundabout, take the 1st exit onto Pwll-Y-Grawys/A543. Continue for 5.4 miles.

Take a slight right onto A544 and follow for 4.2 miles.

Make a sharp right turn – your destination will be on the right







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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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