

**1 Karen Court, Denbigh, LL16 4RB**

**£395,000**

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**EPC - D59    Council Tax Band - G    Tenure - Freehold**



# Karen Court, Denbigh

## 4 Bedrooms - House

A spacious detached dormer bungalow located in the desirable Karen Court area, set on a large corner plot with attractive south-facing gardens surrounding the property.

The ground floor accommodation comprises a bright lounge, separate dining room, fitted kitchen, a ground-floor bedroom, and a convenient shower room.

To the first floor are three further bedrooms, including one with an adjoining study and another with a hobby room, along with a separate W.C.

Externally, the property offers excellent parking facilities with a driveway providing ample off-road parking, a garage, and two additional garages.

Offered for sale with no onward chain. Early viewing is highly recommended.



### Entrance Porch

3'6" x 3'1" (1.07 x 0.94)

Tiled floor. Glazed inner door and screen leading to central reception hall.

### Reception Hall

9'3" x 5'8" (2.82m x 1.75)

Staircase off to first floor landing, panelled radiator and cloaks cupboard with hanging space.

### Dining Room

10'5" x 8'2" (3.20m x 2.49)

Large double glazed picture window giving fabulous views over the south facing rear garden. Panelled radiator.



### Lounge

18'2" x 13'1" (5.54m x 4.01m)

### Kitchen

14'2" x 8'2" (4.34m x 2.49m)

### Side Porch

### Storage Cupboard

### Bedroom Four

12'9" x 9'10" (3.91m x 3.02m)

### Shower Room

### First Floor Landing

### Bedroom One

12'4" x 12'11" (3.76m x 3.94m)

### Hobbie Room

21'7" x 8'11" (6.58m x 2.74m)

### Bedroom Two

18'0" x 11'1" (5.51m x 3.38m )

### Eaves Study

10'0" x 8'7" (3.07m x 2.64m)

### Bedroom Three

12'7" x 8'2" (3.84m x 2.49m)



### Cloakroom

5'8" x 4'11" (1.75m x 1.52m )

In white comprising wash basin with tiled splashback, low level WC. Double glazed window. Radiator.

### Front Garden

The property stands within a large corner plot extending to about 0.25 acre. It is located just on the entrance to Karen Court with a low level boundary wall in part and a wide entrance leading into a wide parking area for several cars and access to an integral garage. To the left hand side, the drive extends round to a large carport with crazy paved hard standing and an up and over door leads to a second and long garage. To the front are extensive lawns with established and well stocked flower and shrub borders together with a number of ornamental trees. There is gated access to the left hand side leading to the rear.

### Integral Garage

17'7" x 8'11" (5.38m x 2.72m)

### Rear Garden

Large south facing lawned garden with secluded patio, established flower and shrub borders together with a number of ornamental trees and a large aluminium framed greenhouse.

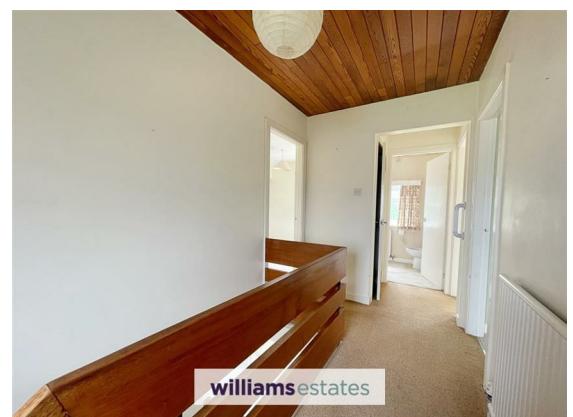
14'11" x 10'0" (4.57m x 3.05m)

### Garage Workshop

18'9" x 9'1" (5.74m x 2.79m)

### Directions

From the Agent's Denbigh office bear left down Vale Street and at the traffic lights turn right onto the Ruthin Road, proceed towards to the roundabout and take the second exit signposted Llandyrnog. Thereafter take the second right turn into Karen Court where the property is the first house on the left.





**Ground Floor**

Floor area 89.0 sq.m. (958 sq.ft.)



**First Floor**

Floor area 86.4 sq.m. (930 sq.ft.)

**Total floor area: 175.4 sq.m. (1,889 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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