



## 1 Ty Gwyn Bron Castell, Denbigh, LL16 3NS

**£239,000**

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**EPC - D65    Council Tax Band - D    Tenure - Freehold**



# Bron Castell, Denbigh

## 3 Bedrooms - House

No Onward Chain! - Located on Bron Castell, this three-bedroom link-detached property enjoys attractive views over Denbigh town and distant views of the Clwydian Range. The accommodation comprises an entrance hall, kitchen/diner, living room, three bedrooms, and a family bathroom. Externally, the property benefits from off-road parking, a single garage, and a larger-than-average private rear garden. Viewing is highly recommended.



### Accommodation

uPVC front foot with glazed panel adjacent

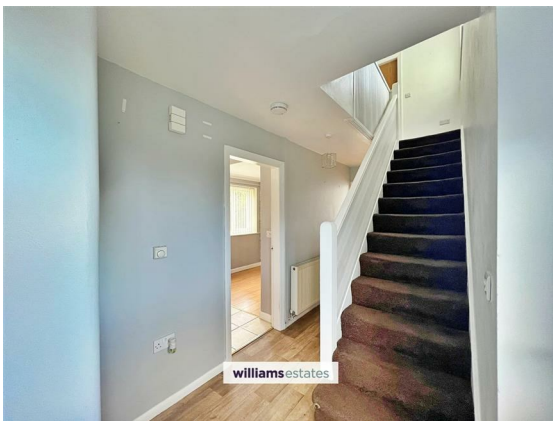
### Entrance Hall

Hallway with stairs leading to the first floor, doors opening to the living room and kitchen, and an open under-stair area with power sockets and a light fitting.

### Living Room

13'11" x 9'11" (4.243 x 3.034)

Featuring a uPVC double-glazed window to the front elevation overlooking Denbigh with distant views of the Clwydian Range, an electric fire with mantel, uPVC French doors to the rear with an adjoining double-glazed window, and a double radiator.



### Kitchen/Diner

16'0" x 7'8" (4.890 x 2.349)

Fitted with laminate worktops, matching wall and base units, an integrated oven with four-ring gas hob above, stainless steel sink with drainer and mixer tap, provisions for a washing machine, tiled splashbacks, ample power sockets, two uPVC double-glazed windows to the rear, a uPVC side door providing access to the garden, and a double radiator.

### Landing

11'6" x 5'9" (3.527 x 1.761)

With doors off to all rooms, uPVC double glazed window to the front elevation, loft access hatch and an over stair airing cupboard housing the gas boiler.



### Bedroom One

13'11" x 9'11" (4.248 x 3.045)

A double bedroom with two uPVC double glazed windows to the front and rear elevation, double radiator and ample wall sockets.

### Bedroom Two

9'0" x 7'9" (2.766 x 2.387)

Comprising a uPVC double glazed window to the rear, double radiator and wall sockets.

### Bedroom Three

7'10" x 6'8" (2.388 x 2.053)

Single bedroom with a uPVC double glazed window to the rear, single radiator and wall sockets.

### Bathroom

5'11" x 5'8" (1.816 x 1.738)

Fitted with a low-flush W.C., pedestal wash basin, bath with overhead shower, tiled walls, uPVC double-glazed rear window, chrome heated towel rail, and extractor fan.

### Outside

To the front of the property is off-road parking, a lawned garden with mature hedges and flower borders, a brick-built boundary wall to the front, a single garage, and side access leading to the rear garden. The rear garden is mainly laid to lawn with a decking area ideal for outdoor seating, enclosed by mature hedging and trees providing a high degree of privacy.

### Directions

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

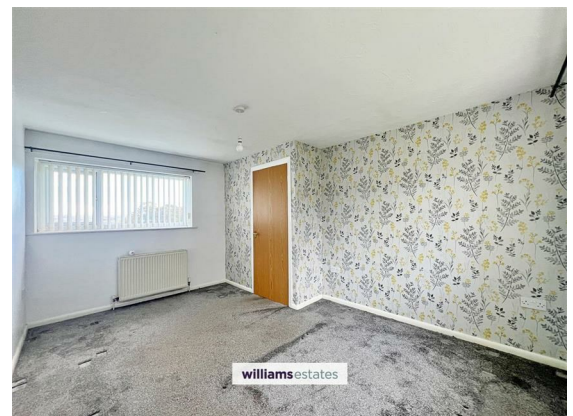
Start on Crown Lane, heading south-east towards Hall Square / A543.

Turn right onto High Street (A543) and continue to follow the A543.

After 0.2 miles, at the roundabout take the 1st exit onto Pwll-Y-Grawys (A543).

Continue along the A543 for approximately 0.4 miles, then turn left onto B4501.

Continue briefly and the property will be on the right hand side.





**Ground Floor**

Floor area 34.0 sq.m. (366 sq.ft.)



**First Floor**

Floor area 34.0 sq.m. (366 sq.ft.)

Total floor area: 68.0 sq.m. (732 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](http://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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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