46 Llewelyns Estate, Denbigh - LL16 3NR

Offers in Region of **£155,000**

46 Llewelyns Estate

Denbigh

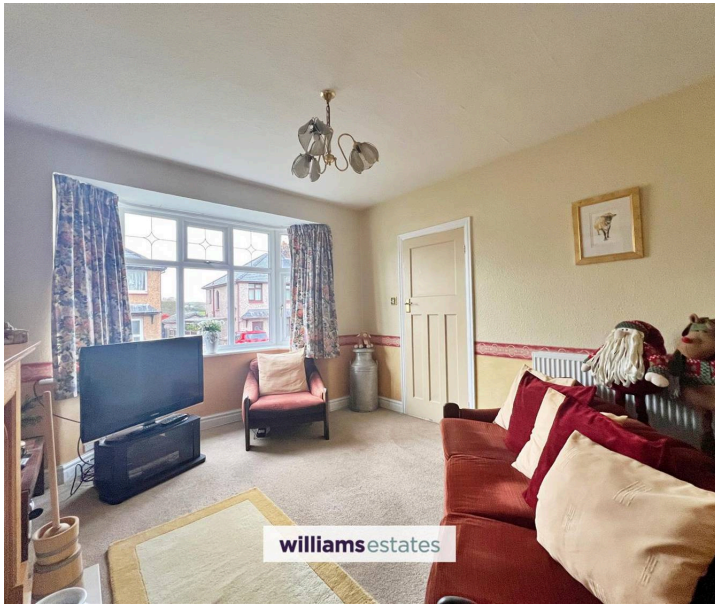
A traditional three bedroom semi-detached house situated within walking distance of Denbigh Town centre. Accommodation comprises of living room, dining room, kitchen, utility, three bedrooms and family bathroom. To the outside there are gardens to both front and rear, detached garage and a driveway providing off road parking. The property benefits from double glazing throughout and gas central heating which was installed in 2021. The town of Denbigh has a range of shops and supermarkets, private and secondary schools and a leisure centre. The A55 Expressway at St Asaph is 7 miles away which provides ease of access along the North Wales coast.

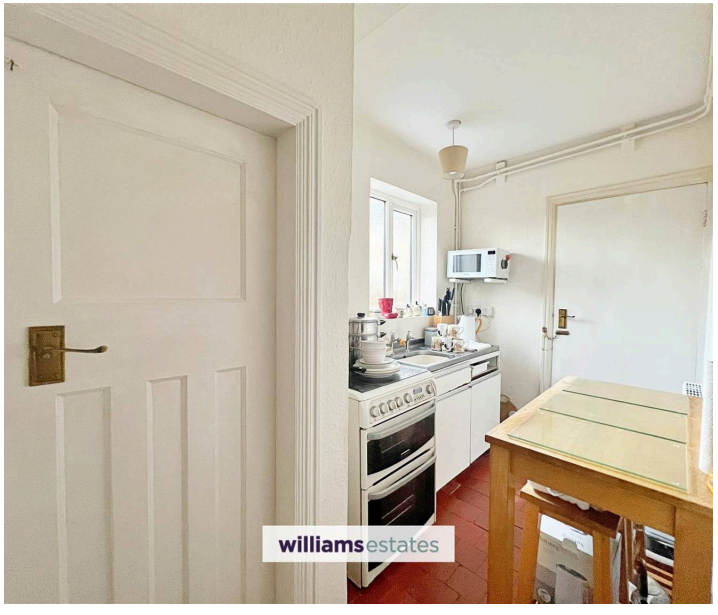
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: F





Entrance Hallway
Dimensions: 3.626 x 1.723 (11'10" x 5'7").

Living Room
Dimensions: 3.633 x 3.477 (11'11" x 11'4").

Kitchen
Dimensions: 2.260 x 1.721 (7'4" x 5'7").

Dining Room
Dimensions: 3.435 x 2.972 (11'3" x 9'9").

Bedroom One
Dimensions: 3.416 x 3.253 (11'2" x 10'8").

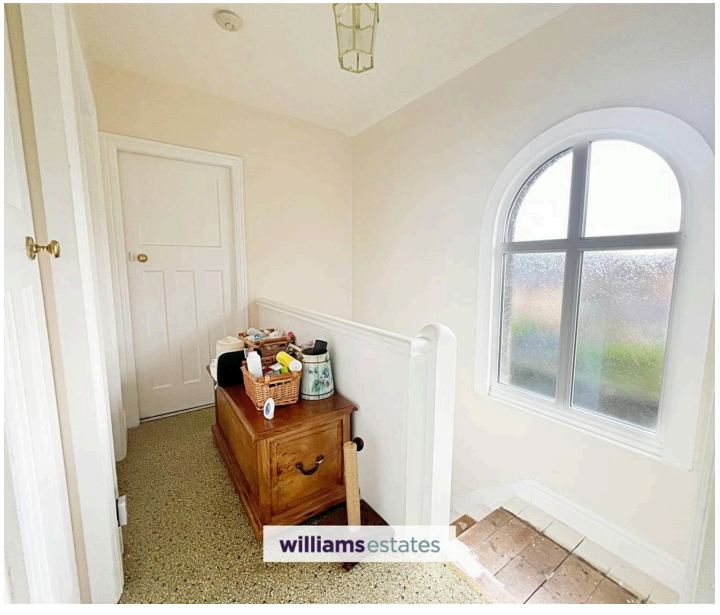
Bedroom Two
Dimensions: 3.630 x 3.264 (11'10" x 10'8").

Bedroom Three
Dimensions: 2.265 x 1.985 (7'5" x 6'6").

Bathroom
Dimensions: 2.018 x 1.988 (6'7" x 6'6").

Garage
Dimensions: 4.655 x 2.456 (15'3" x 8'0").

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). After 0.1 miles, turn left onto Highgate (B4501) and continue along the B4501. After approximately 0.4 miles, turn right to stay on the B4501. After a short distance (about 0.1 miles), turn left onto Llewelyn's Estate Continue into the estate — No. 46 will be on the left side.



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REAR GARDEN

FRONT GARDEN

GARAGE

OFF STREET

Williams Estates Denbigh Office

Williams Estates, 1-3 Crown Square - LL16 3AA

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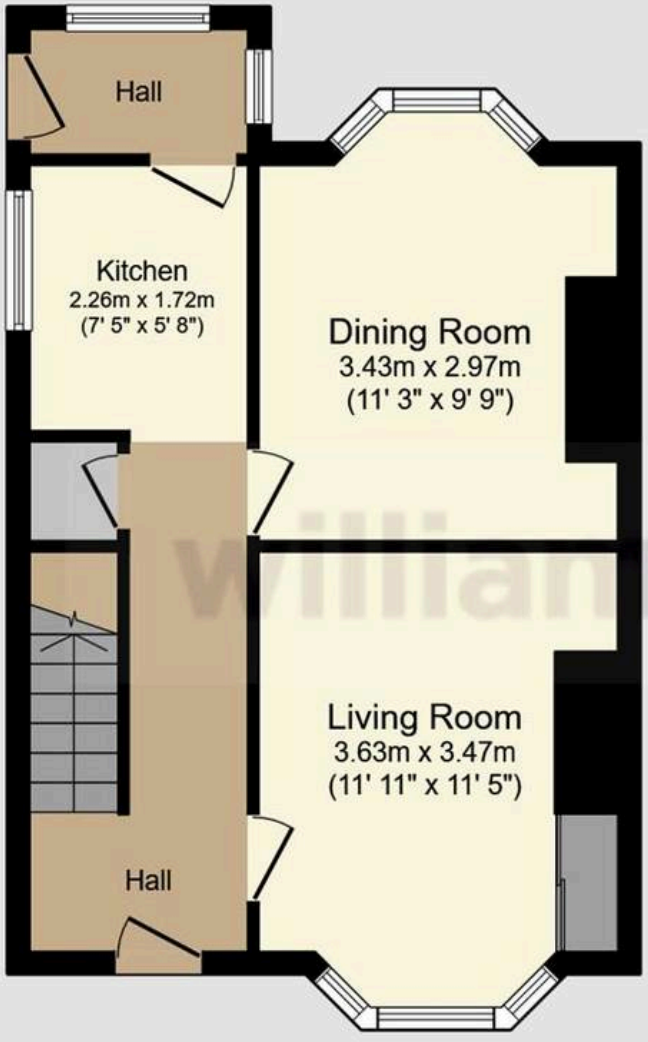
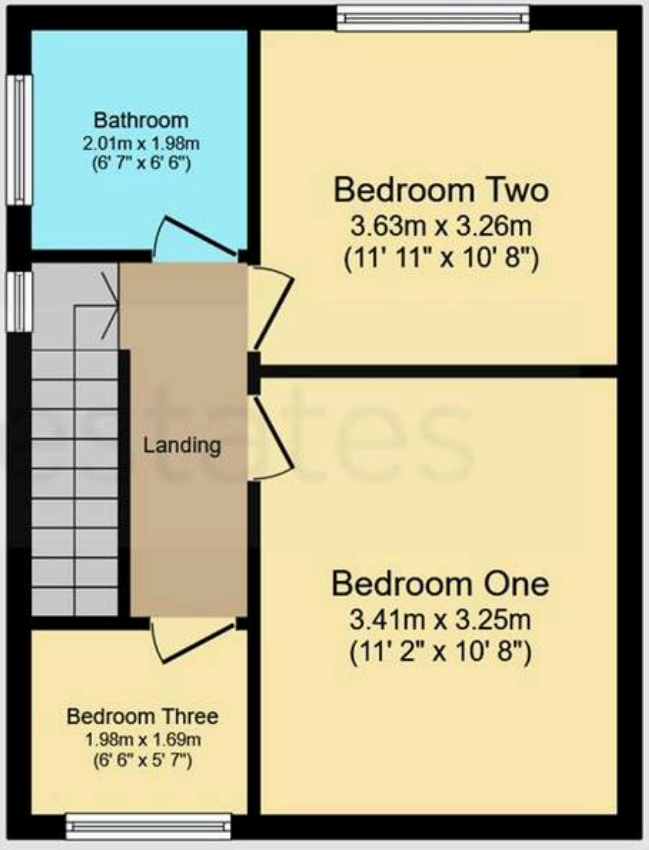


Ground Floor

Floor area 42.1 sq.m. (453 sq.ft.)



First Floor

Floor area 38.1 sq.m. (410 sq.ft.)

Total floor area: 80.2 sq.m. (864 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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