



41 Ffordd Celyn, Denbigh – LL16 5UU

Offers in Region of **£285,000**

41 Ffordd Celyn

Denbigh

A beautifully presented detached three/four-bedroom house located in the sought-after Lower Denbigh area.

Modernised throughout, the property offers an inviting entrance hall, a bright and spacious lounge, a conservatory overlooking the garden, a generous kitchen with integrated appliances, and an additional second sitting room.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property benefits from a private driveway providing ample parking, along with a rear lawned garden enjoying a sunny and secluded aspect.

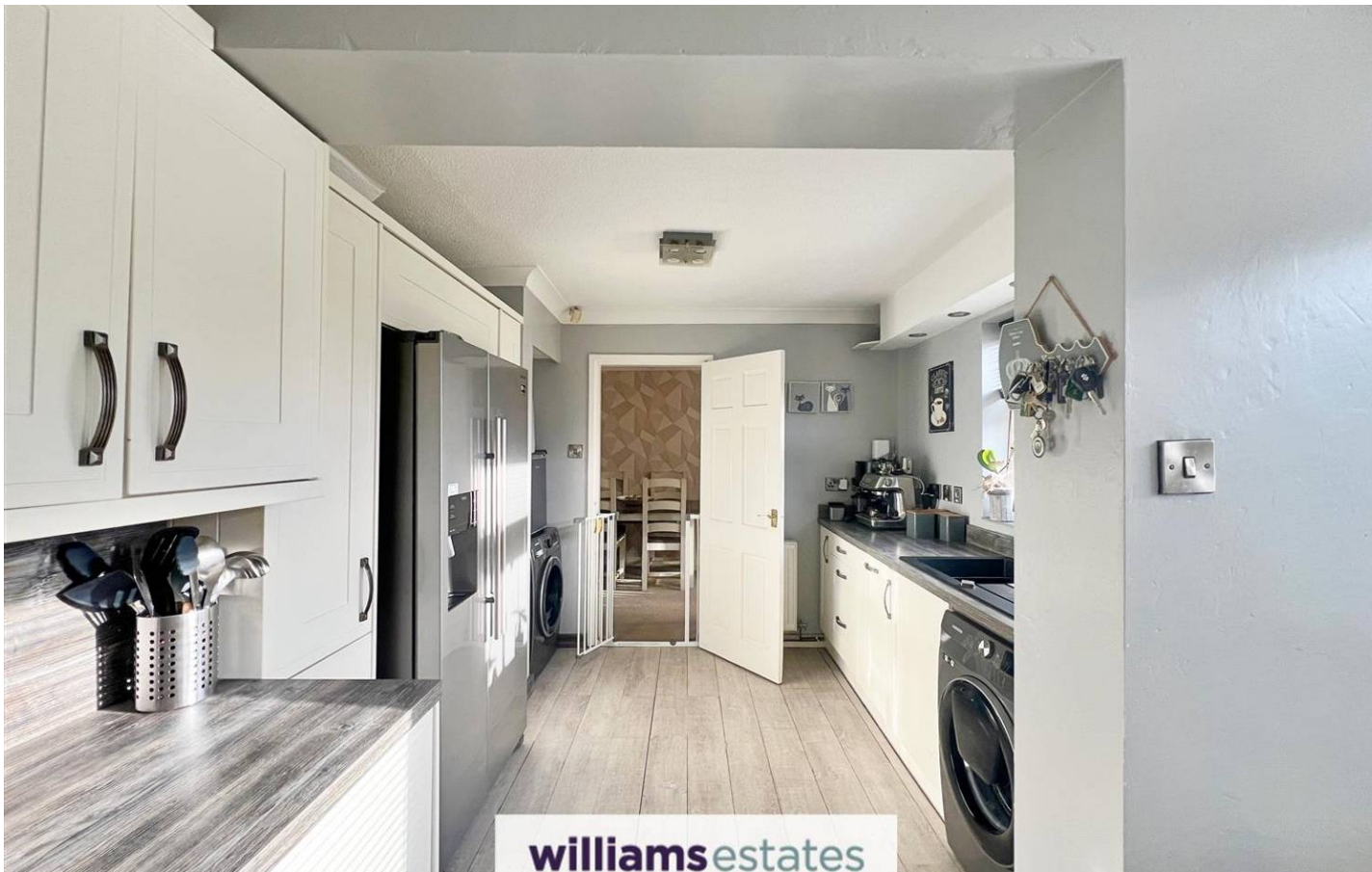
An ideal family home in a desirable location — early viewing is highly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

Sitting Room

Dimensions: 5.11m x 2.24m (16'9" x 7'4").

Lounge

Dimensions: 3.56m x 4.19m (11'08" x 13'09").

Conservatory

Dimensions: 3.00m x 2.82m (9'10" x 9'3").

Dining Room

Kitchen

Dimensions: 5.18m x 3.05m (17'0" x 10'0").

Landing

Bedroom One

Dimensions: 3.48m x 2.74m (11'5" x 9'0").

Bedroom Two

Dimensions: 3.28m x 3.05m (10'9" x 10'0").

Bedroom Three

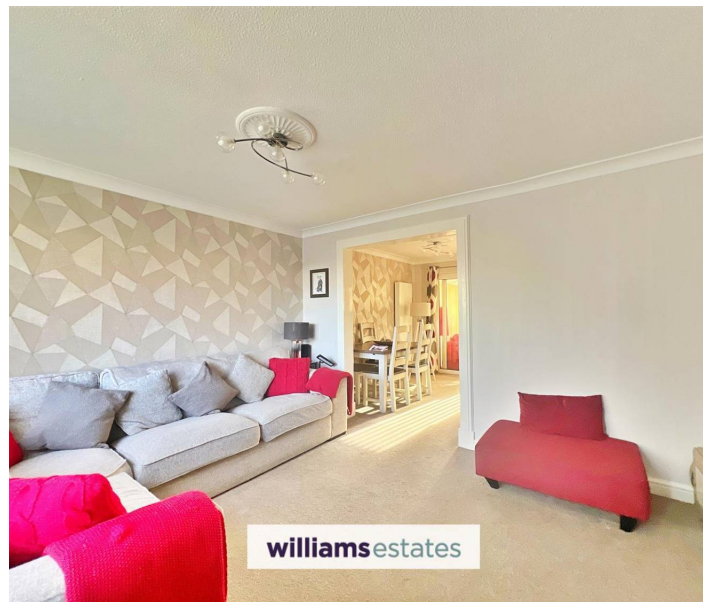
Dimensions: 2.24m x 2.13m (7'4" x 7'0").

Bathroom

Outside

Directions

From our Denbigh office, Crown Lane, Denbigh (LL16 3AA) Turn left onto Hall Square and continue along the A543 for approximately 0.8 miles. Turn right onto Ffordd Colomendy, then after a short distance (about 325 ft), turn left onto Ffordd Celyn. Continue for 0.1 miles before making a final left turn to remain on Ffordd Celyn.



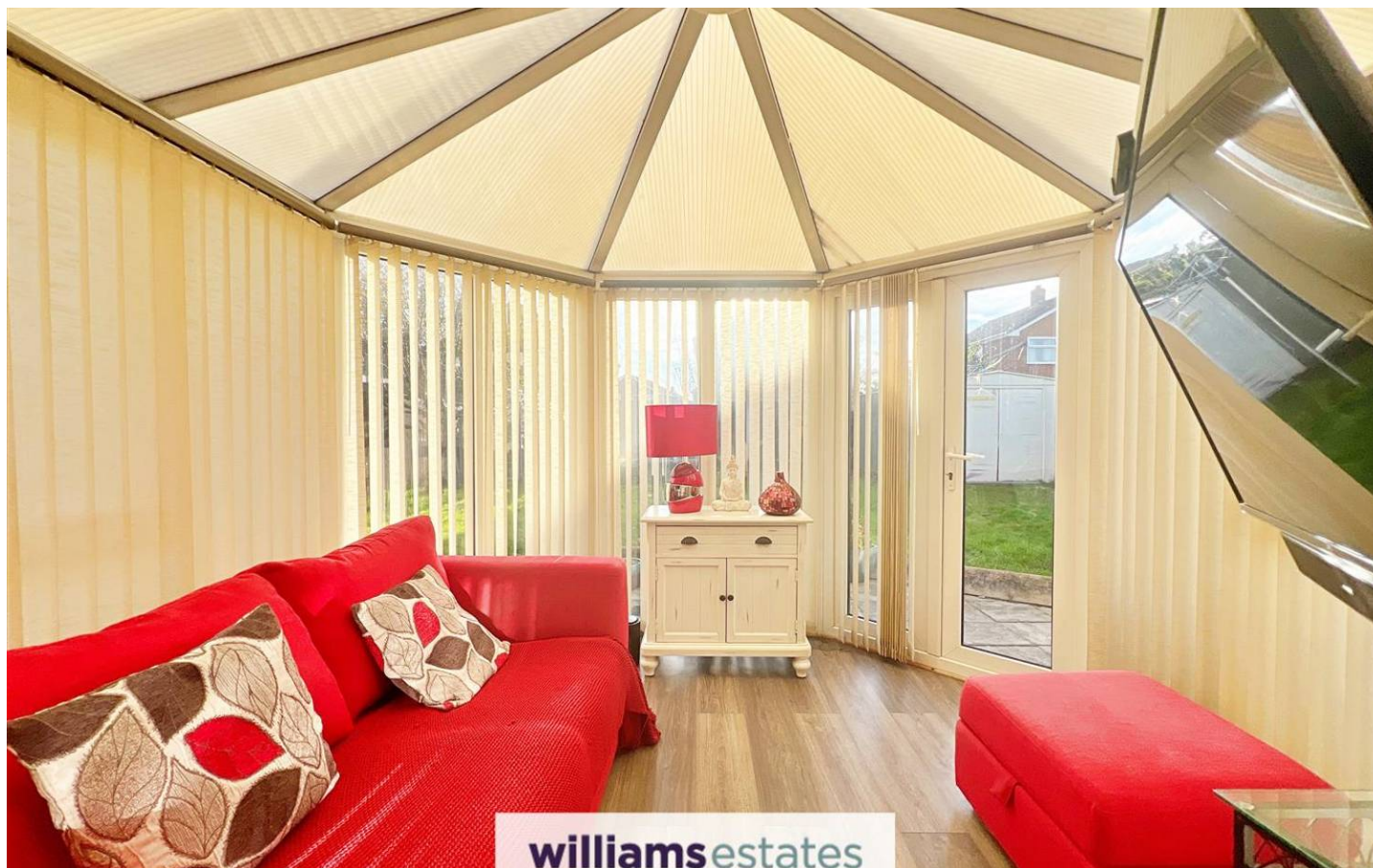
Free Independent Mortgage Advice

Looking for the right mortgage? We're here to help.

We offer **free mortgage advice** through our experienced **independent mortgage adviser**, who has access to a wide range of lenders and mortgage products. This means you'll receive impartial advice tailored to your individual circumstances, with the opportunity to find a mortgage that suits your needs and could potentially save you a significant amount of money.

Whether you're a first-time buyer, moving home, remortgaging, or purchasing an investment property, we're here to make the process as straightforward as possible.

Give our office a call today, and we'll be happy to arrange an appointment at a time that suits you, either over the phone or in person.



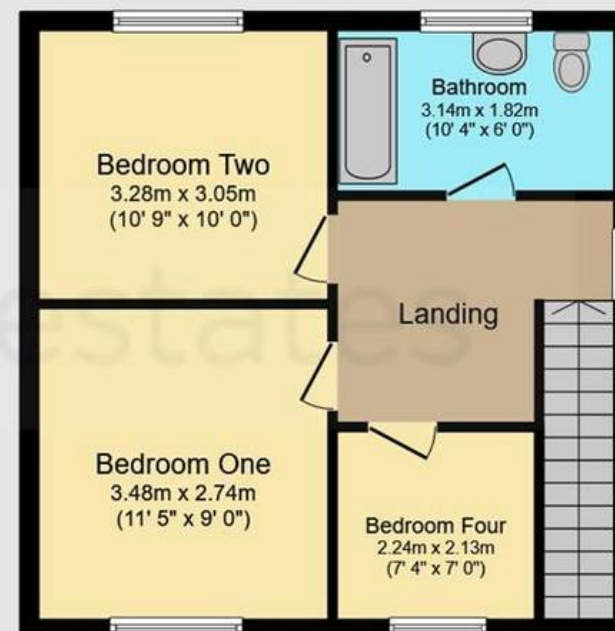


williamsestates



Ground Floor

Floor area 66.8 sq.m. (719 sq.ft.)



First Floor

Floor area 43.5 sq.m. (468 sq.ft.)

Total floor area: 110.3 sq.m. (1,187 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

williams
estates



Williams Estates Denbigh Office

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

01745817417 • Denbigh@williamsestates.com • www.williamsestates.com

These particulars are issued by Williams Estates Direct Limited (trading as Williams Estates) as a general guide only and do not constitute any part of an offer or contract. All measurements are approximate and should be verified by prospective purchasers. We have not tested any apparatus, equipment, fixtures, fittings, or services, and cannot verify they are in working order. Solicitors should confirm the inclusion of any movable items, and a final inspection is