

**46 Llewelyns Estate, Denbigh,  
Denbighshire, LL16 3NR**

**£170,000**

 3  1  1  D

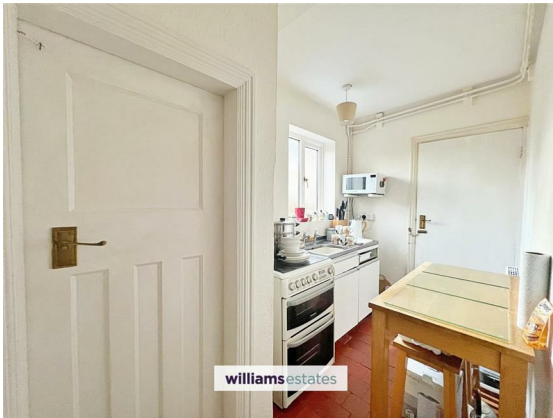
**EPC - D65    Council Tax Band - C    Tenure - Freehold**



# Llewelyns Estate, Denbigh

## 3 Bedrooms - House - Semi-Detached

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.



### Entrance Hallway

11'10" x 5'7" (3.626 x 1.723)

### Living Room

11'11" x 11'4" (3.633 x 3.477)

### Kitchen

7'4" x 5'7" (2.260 x 1.721)

### Dining Room

11'3" x 9'9" (3.435 x 2.972)

### Bedroom One

11'2" x 10'8" (3.416 x 3.253)

### Bedroom Two

11'10" x 10'8" (3.630 x 3.264)

### Bedroom Three

7'5" x 6'6" (2.265 x 1.985)

### Bathroom

6'7" x 6'6" (2.018 x 1.988)

### Garage

15'3" x 8'0" (4.655 x 2.456)

### 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.







**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

**williams**  
estates

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>78</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.

**williams**estates

Call us on  
01745 817417  
Denbigh@williamsestates.com