



## Henllan Street, Denbigh LL16 3PF

**£155,000**

Set on Henllan Street within easy reach of shops, schools and everyday services, this well-proportioned period home blends comfort with convenience. A bright lounge and a practical kitchen diner flow to a utility and ground-floor shower room, while three bedrooms, a traditional family bathroom and a carpeted room in the roof provide flexible space for work or guests. The beautiful private garden is designed for low maintenance, combining patio and lawn with established planting, a pond feature and covered seating, with steps up to gated off-road parking and a garage. Excellent transport links nearby keep regional travel straightforward, and a shared side alley offers simple access to the garden and front entrance.

- Three Bedroom Terraced House
- Room in Roof
- Excellent Transport Links
- Generous Kitchen Diner
- Beautiful Private Garden
- Freehold
- Off-Road Parking and Garage
- Nearby Local Amenities
- Council Tax Band B



## Alley

Shared side access with a concrete path, wrought-iron gate to the road and timber panel fencing with a gate to the garden. Gas meter in situ and a butcher-tile step up to the front door.

## Entry Hallway

A glazed timber door with obscured side panels opens to a level hallway with a radiator in a decorative cover and useful understairs storage. From here there is access to the kitchen diner, the lounge and carpeted stairs rising to the landing.

## Lounge

A welcoming reception room with a coved ceiling centres on a gas fireplace set within a polished stone surround and wooden mantle, flanked by wall lights. There is a meter cupboard, a radiator, a double-glazed front window and a glazed timber door back to the hall.

## Kitchen Diner

Tiled flooring and a coved ceiling frame wooden cabinetry topped with light-speckled worktops, a stainless-steel sink with drainer and an obscured leaf-print window above. A freestanding four-burner oven and grill sits against a glass splashback with tiled returns, while built-in shelving and a brick fire surround with a wooden mantle add character. A double-glazed side window and a radiator complete the space.

## Utility

Houses the boiler and offers a uPVC back door with leaf-print obscured glass, double-glazed window to the garden and internal glazed door to the kitchen diner.

## Shower Room

Finished with tiled flooring, the shower room includes a WC, vanity basin and a glass enclosure with an electric shower and tiled surrounds. A radiator, sliding door from the utility and a front obscured window with a leaf motif provide practicality and privacy.

## Landing

A turning staircase rises to a carpeted landing with painted spindle balustrade and a double airing cupboard housing the water tank, giving access to all bedrooms, the bathroom and the room in the roof.

## Master Bedroom

This generous double enjoys dual-aspect views over the side and garden, with partial wood flooring, scalloped ceiling detail and space for a separate dressing area. Built-in wardrobes, two radiators and twin pendant lights are included.

## Bedroom 2

A comfortable double with exposed wooden flooring and a scalloped ceiling, offering built-in storage, a radiator, pendant lighting and a double-glazed front window.

## Bedroom 3

A neat single with exposed wooden flooring, a radiator, pendant light and a double-glazed front window.



### Bathroom

The family bathroom combines painted timber flooring with part-tiled walls and includes a WC with drop-down support rail, a fitted cupboard unit with speckled worktop and inset scalloped sink, a separate panelled bath and a glass enclosure with an electric shower. There is a radiator, a flush-mounted wall light, a shaver point and a rear obscured window with a leaf print.

### Room in Roof

A carpeted additional room accessed by stairs from the landing, featuring two Velux windows and built-in eaves storage to the rear.

### Garage

A practical outbuilding with a concrete floor, timber double doors to the rear, fitted storage and shelving, and an obscured window overlooking the gated parking.

### Garden

Designed for easy upkeep, the garden offers a concrete terrace and a timber ramp to a paved patio, with an evergreen hedge to one side and a stone wall to the other. A stepping-stone path crosses the lawn to decorative planting, a pond feature and a block-paved canopy seating area. Brick steps rise to gated parking for one vehicle and to the garage, with a tall latched gate opening to the rear road.



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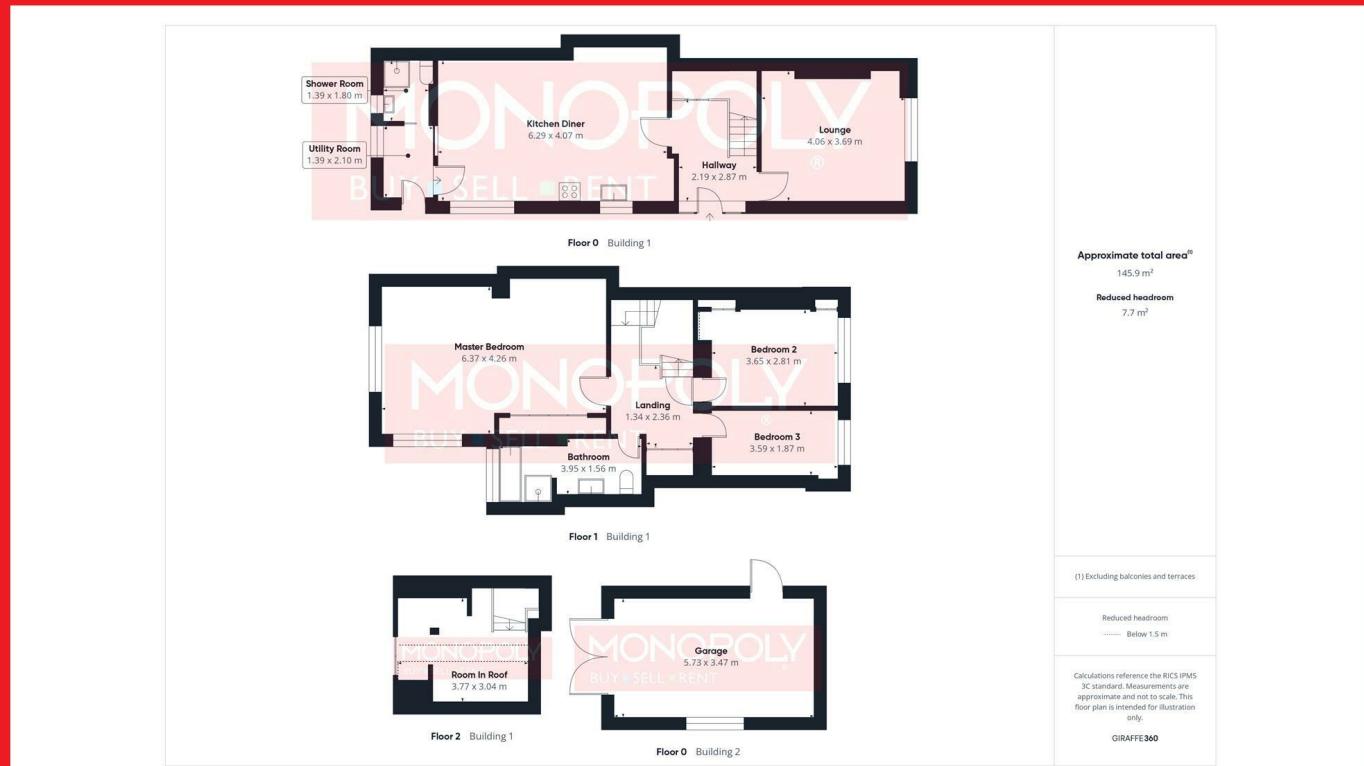












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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