



3 Brynffynnon Terrace, Denbigh – LL16 3LN
£135,000

3 Brynffynnon Terrace

Denbigh

Situated in the heart of the historic market town of Denbigh, this well-presented two-bedroom mid-terrace property offers a fantastic opportunity for first-time buyers, investors, or those looking to enjoy the convenience of town centre living.

The accommodation is both spacious and versatile, comprising two welcoming reception rooms, providing ample space for both relaxing and entertaining. The kitchen serves the rear of the property, with access to the enclosed rear garden and downstairs bathroom.

To the first floor are two well-proportioned bedrooms, with both bedrooms benefitting from access into the en-suite shower room.

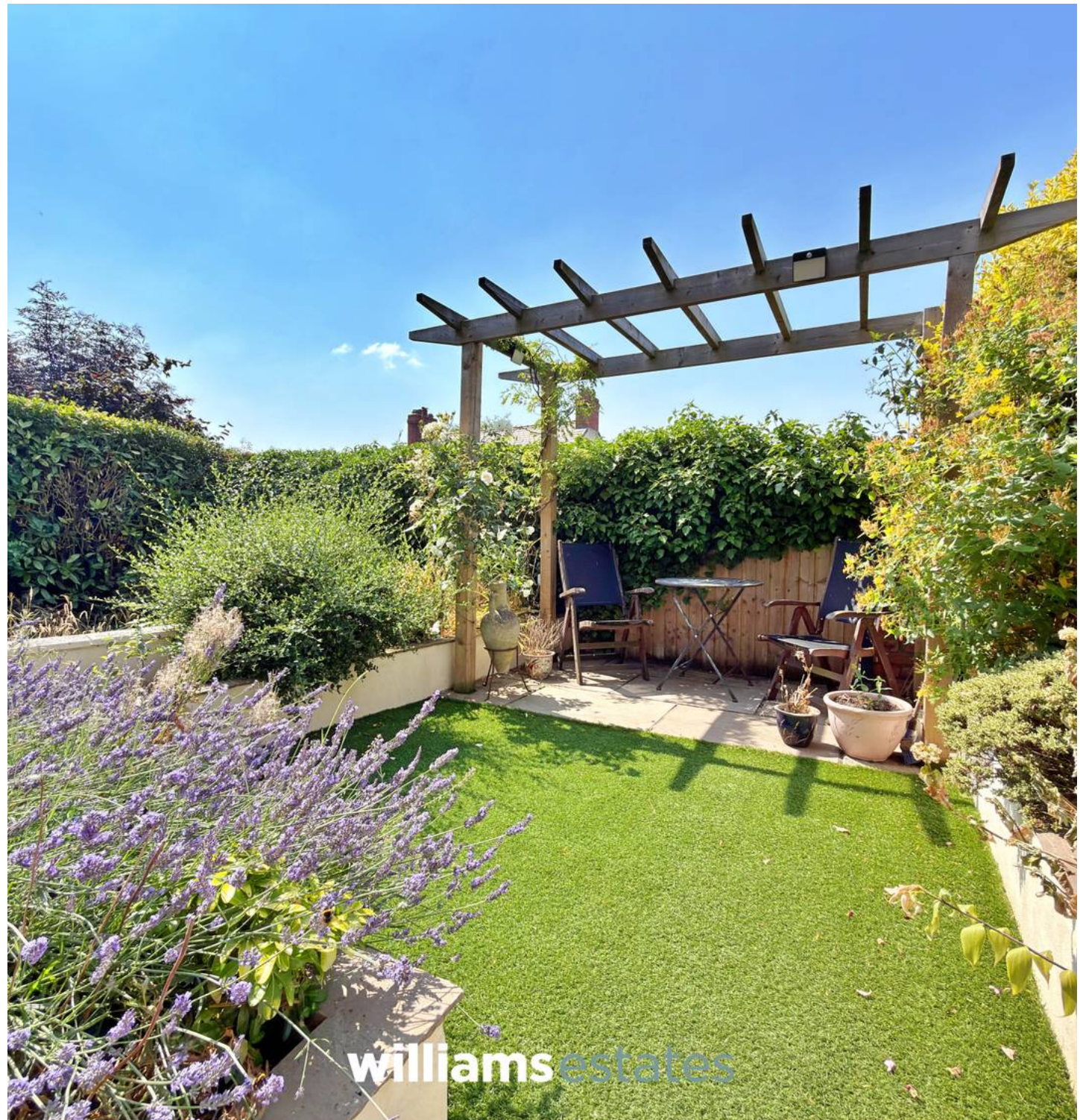
Externally, the property enjoys gardens to both the front and rear. Although there is no parking directly at the property, several nearby public car parks offer permit parking, ensuring a practical solution for residents.

Perfectly positioned within walking distance of Denbigh town centre, a range of local shops, cafés, schools, and everyday amenities are all easily accessible on foot, making this an ideal home for those seeking convenience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Porch

4' 0" x 3' 2" (1.21m x 0.96m)

Living Room

12' 11" x 12' 8" (3.94m x 3.85m)

Dining/Sitting Room

13' 1" x 12' 11" (4.00m x 3.94m)

Kitchen

9' 11" x 5' 10" (3.01m x 1.77m)

Bedroom One

12' 11" x 12' 7" (3.94m x 3.84m)

En-Suite

13' 2" x 4' 6" (4.01m x 1.36m)

Bedroom Two

9' 11" x 12' 7" (3.02m x 3.84m)

Bathroom

7' 11" x 5' 10" (2.41m x 1.77m)

Rear Garden





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Rear Garden





GARDEN

PERMIT

1 Parking Space

No parking at the property, but there are nearby car parks that offer permit parking.



Ground Floor



1st Floor

Total: 814 sq. Ft, 75 m2

Ground Floor: 476 sq. Ft, 44 M2, 1st Floor: 338 sq. Ft, 31 m2

Excluded Areas: Walls: 102 sq. Ft, 10 m2





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