



williams estates

**1 Croft Villa Love Lane, Denbigh – LL16 3LU**

**Fixed Price £175,000**

# 1 Croft Villa Love Lane

Denbigh, Denbigh

Occupying a secluded position just off Love Lane, this three-bedroom semi-detached home offers well-planned accommodation ideal for families or first-time buyers. The property benefits from gas-fired central heating with a brand new boiler (approx 1 month) and double glazing throughout.

The ground floor comprises an entrance hall, a modern spacious kitchen/diner with integrated appliances and lounge.

To the first floor, a central landing leads to three well-proportioned bedrooms and a family bathroom fitted with a modern suite.

Externally, the property enjoys gardens to both the front and rear, providing pleasant outdoor space in this tucked-away location with stunning views.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Entrance Porch**

Dimensions: 2.21m x 1.50m (7'3" x 4'11").

**Hallway**

**Kitchen/Diner**

Dimensions: 5.72m x 4.98m (18'9" x 16'4").

**Lounge**

Dimensions: 4.93m x 3.81m (16'2" x 12'6").

**Landing**

**Bedroom One**

Dimensions: 3.51m x 3.25m (11'6" x 10'8").

**Bedroom Two**

Dimensions: 3.78m x 2.46m (12'5" x 8'1").

**Bedroom Three**

Dimensions: 2.74m x 2.31m (9'0" x 7'7").

**Bathroom**

Dimensions: 3.10m x 1.27m (10'2" x 4'2").



**Outside**

Right of access over private driveway. Sloping gardens to rear with steps leading down to a flagged area. Path to the right hand side of the property leads to a further garden area. Outside lighting and outside tap

**Directions**

From our Denbigh office, LL16 3AA. Head south-east on Crown Lane towards Hall Square (A543). Turn right onto High Street (A543). Turn left onto Highgate (B4501) and continue along the B4501. Continue along Love Lane, 1 Croft Villa can be found on the right hand side by way of our for sale board.





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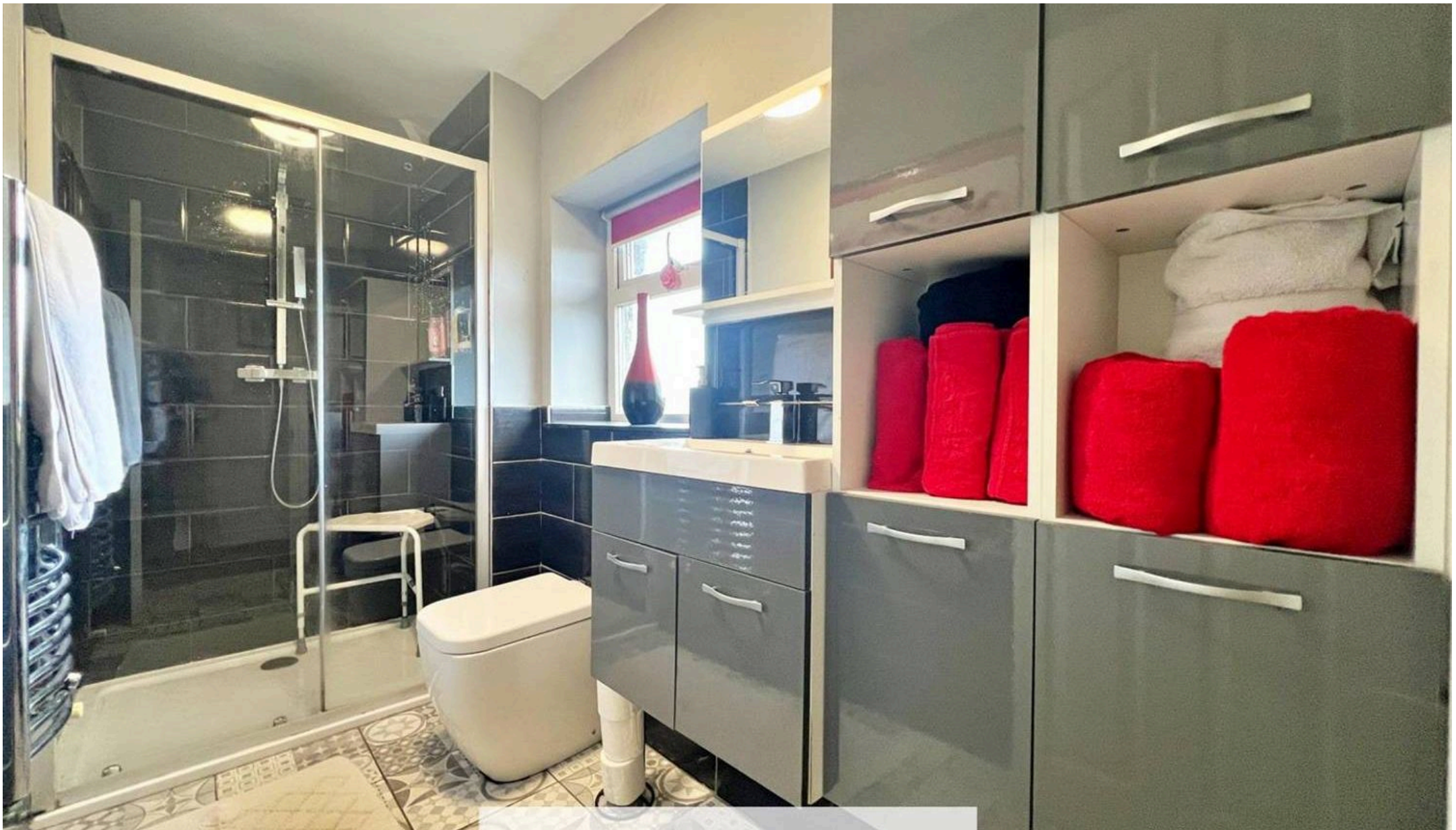


Ground Floor



First Floor

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