



Ty Isa Nantglyn, Denbigh, LL16 5PU

£239,995

3 1 1 E

EPC - E39

Council Tax Band - E

Tenure - Freehold

, Denbigh

3 Bedrooms - House - Semi-Detached

A traditional three-bedroom semi-detached home set along a charming country lane, enjoying a sunny westerly aspect. Features include a spacious kitchen/dining room, an attractive lounge, and a modern bathroom. The first floor offers three well-proportioned bedrooms. Outside, there is parking for two cars and delightful gardens with a raised deck and open westerly views. Conveniently located approximately 0.75 miles from the village.



Location

The home is set in a charming position alongside a quiet lane, on the outskirts of this well-regarded rural village, with attractive views across the surrounding hills. Nantglyn is a peaceful countryside community nestled in a scenic valley, located roughly five and a half miles from the historic market town of Denbigh.

Entrance

5'11" x 4'0" (1.823 x 1.224)

Kitchen/Diner

11'10" x 9'8" (3.622 x 2.963)

Living Room

15'3" x 12'9" (4.673 x 3.893)

Landing

Bedroom One

12'9" x 12'4" (3.904 x 3.770)

Bedroom Two

11'7" x 8'10" (3.556 x 2.704)

Bedroom Three

8'7" x 7'0" (2.633 x 2.150)

Shower Room

7'3" x 5'9" (2.225 x 1.767)

Outside

Directions

What3words: ///rinse.songbirds.donation

Directions from our Denbigh branch, Crown Lane, Denbigh (LL16 3AA):

Start on Crown Lane, heading south-east towards Hall Square / A543.

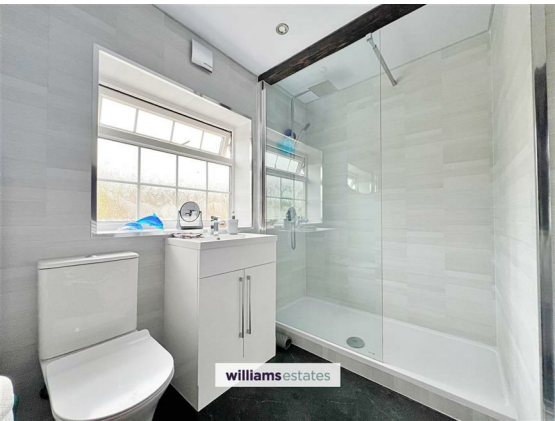
Turn right onto High Street (A543) and continue to follow the A543.

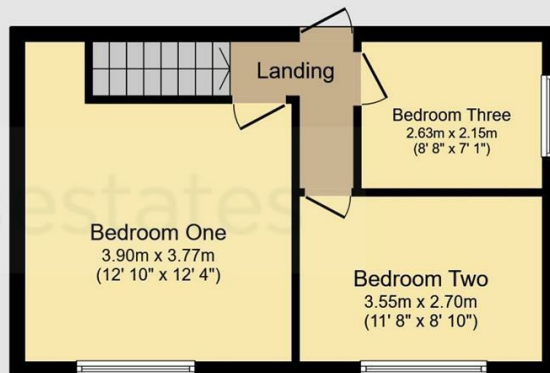
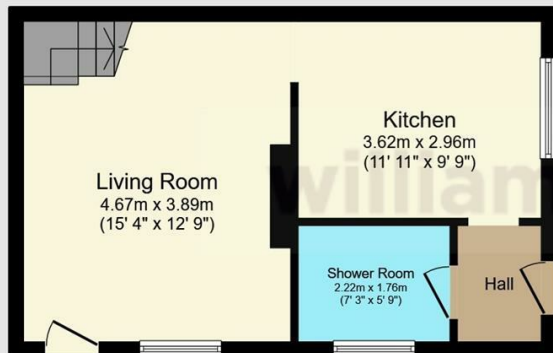
After 0.2 miles, at the roundabout take the 1st exit onto Pwll-Y-Grawys (A543).

Continue along the A543 for approximately 5.0 miles, then turn left onto B5435.

Continue briefly — Ty Isa will be on the left hand side.







Total floor area: 70.5 sq.m. (759 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

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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) A		98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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