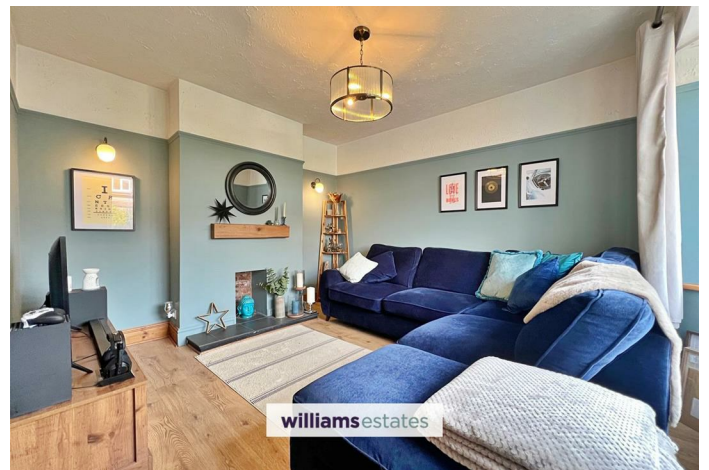




**12, Castle View Estate, Denbigh, LL16  
3EG**

**£210,000**

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**EPC - D59**

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

## SUMMARY

No Onward Chain! - This gorgeously presented Three Bedroom Semi-Detached House is Available For Sale! Offering a spacious interior, gardens to the rear and a detached garage. Situated within a convenient location being close to many local amenities including eateries, schools and shops. The property comprises, entrance hall, living room, kitchen/diner, three bedrooms and an attic room, bathroom, garden to front and rear, off road parking and a detached garage. This is not a property to be missed! EPC Rating D59



## Accommodation

a uPVC door leads into the ;

## Entrance Porch

Having tiled floor, great space for coat and shoe storage and a uPVC double glazed door with obscure panelling into the ;

## Entrance Hall

Having radiator, power points, doors into further accommodation and stairs off to the first floor.

## Kitchen/Diner

17'2" x 12'4" (5.25 x 3.78)

Providing matching wall and base units, integrated electric hob with oven beneath, stainless steel extractor fan over, tiled splash back, wall mounted gas boiler, belfast sink with mixer tap over, breakfast bar, tiled flooring, space for dining table and tall standing fridge/freezer, uPVC double glazed window to the side elevation, single uPVC door leading to the rear and uPVC french doors leading to the rear from the dining area.

## Living Room

12'7" x 11'1" (3.86 x 3.40)

Having lighting, power points, radiator, hearth surround and a uPVC double glazed window to the front.

## First Floor Landing

Having lighting, feature obscure window to the side and doors into further accommodation.

## Bedroom One

11'3" x 10'0" (3.45 x 3.07)

Having lighting, power points, radiator and a uPVC double glazed window to the rear and a access hatch with drop down ladder to the attic room.

## Bedroom Two

11'5" x 8'4" (3.48 x 2.56)

Having built-in wardrobes, lighting, power points, radiator and double glazed window to the front.

## Bedroom Three

7'1" x 6'2" (2.18 x 1.90)

Having lighting, power points, radiator and a uPVC double glazed window to the front.

## Attic Room

Velux roof windows, ample eaves storage and power points and lighting.

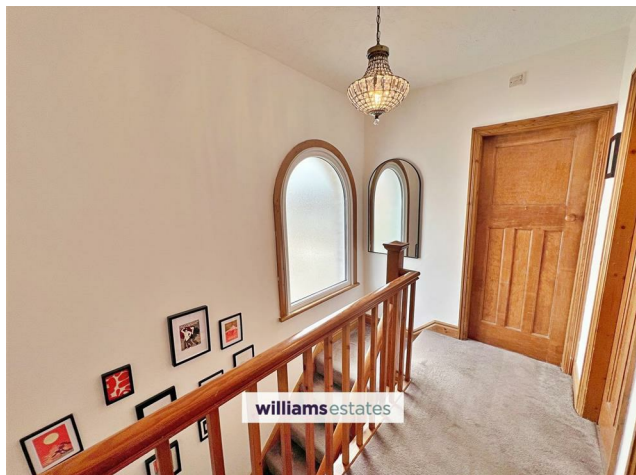
## Garage

19'7" x 9'6" (5.99 x 2.90)

A great storage space with an up and over door with power and lighting.

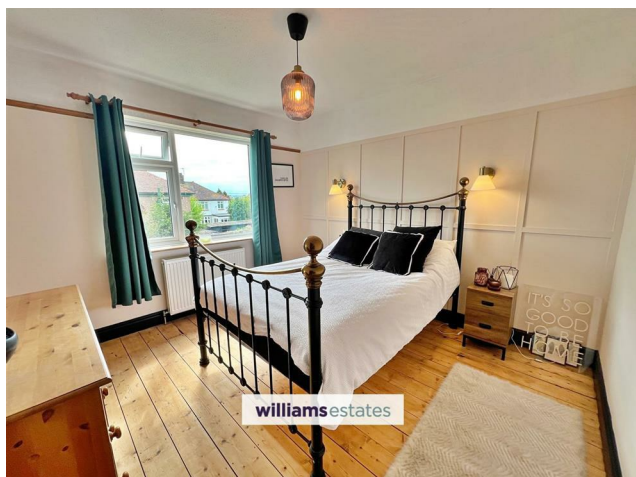
## Outside

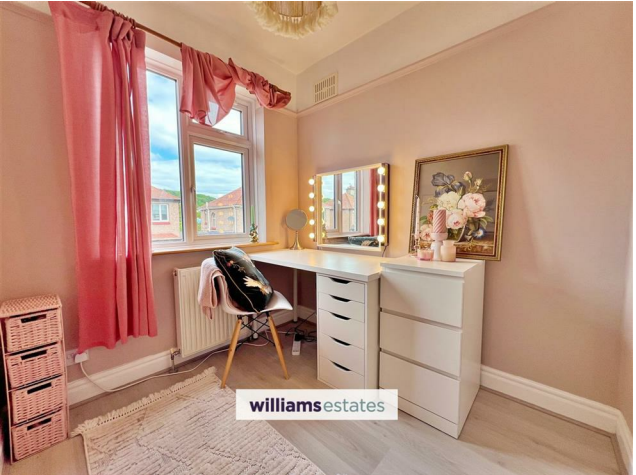


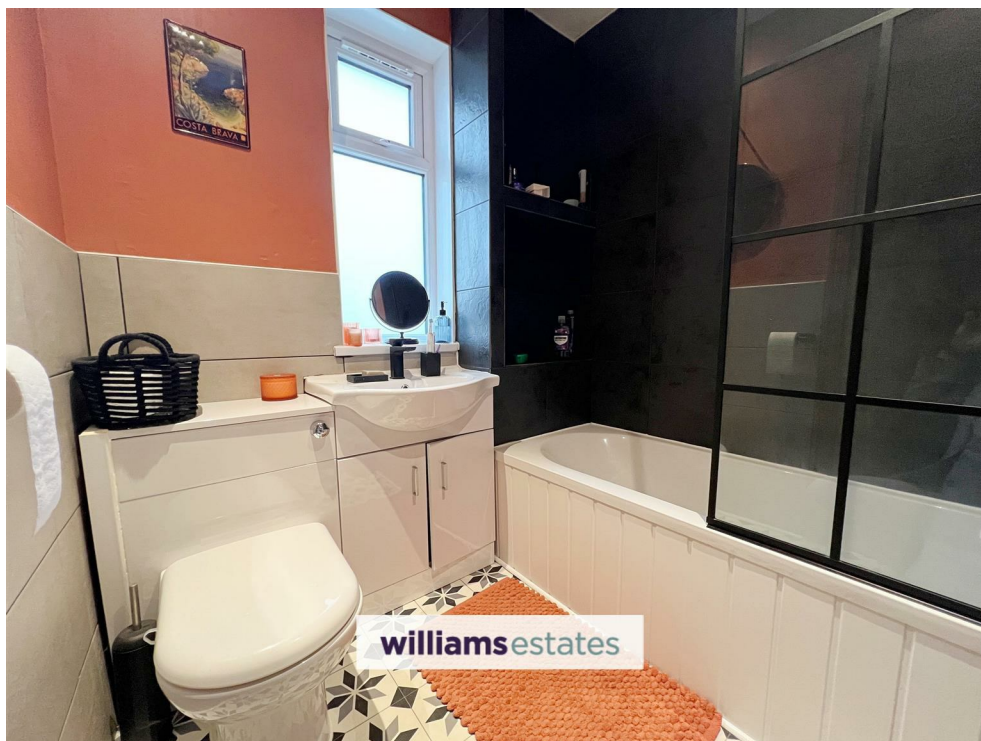


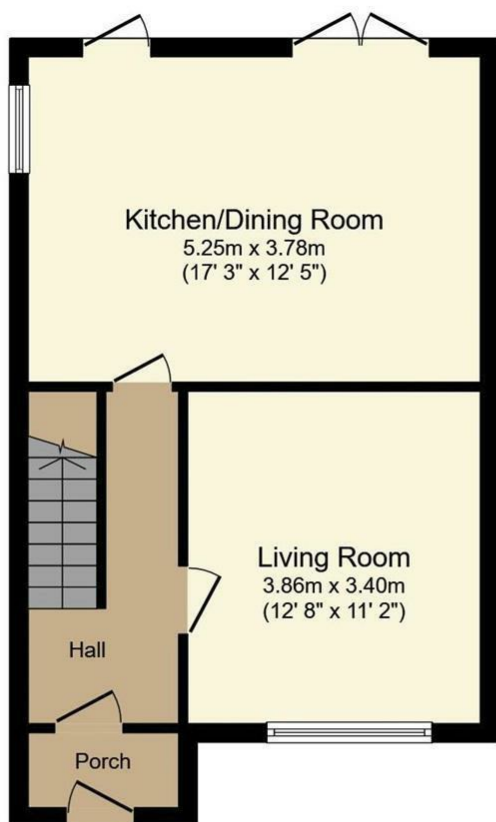
To the front the property benefits from a concrete driveway with a small paved garden area adjacent and a bush providing privacy from the road.

To the rear, the property is primarily laid with lawn and benefits from a patio area ideal for alfresco dining.

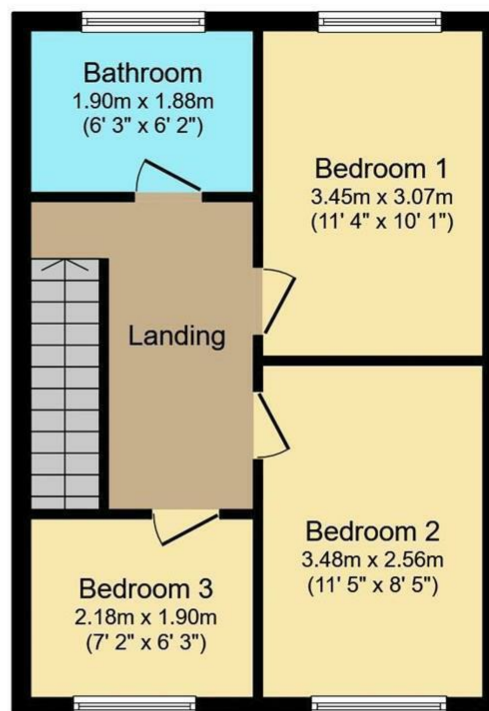








**Ground Floor**



**First Floor**

Total floor area 83.0 m<sup>2</sup> (893 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

### Energy Efficiency Rating

|                                                    | Current                    | Potential |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | <b>79</b> |
| (55-68) <b>D</b>                                   | <b>59</b>                  |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

Call us on  
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Denbigh@williamsestates.com

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.