

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

£175,000

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EPC - D59 Council Tax Band - C Tenure - Freehold

Love Lane, Denbigh

3 Bedrooms - House - Semi-Detached

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.



Entrance Porch

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

Hallway

Kitchen/Diner

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

Lounge

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

Landing

Bedroom One

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

Bedroom Two

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

Bedroom Three

9'0" x 7'7" (2.74m x 2.31m)

Bathroom

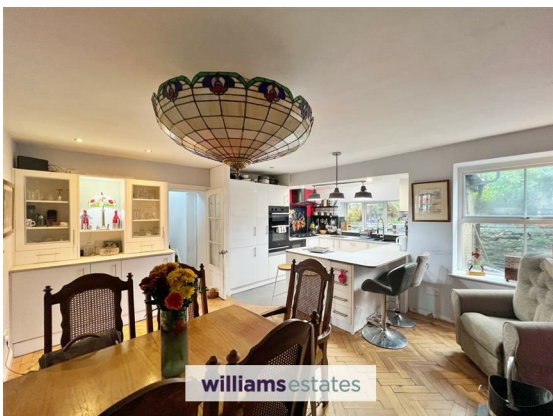
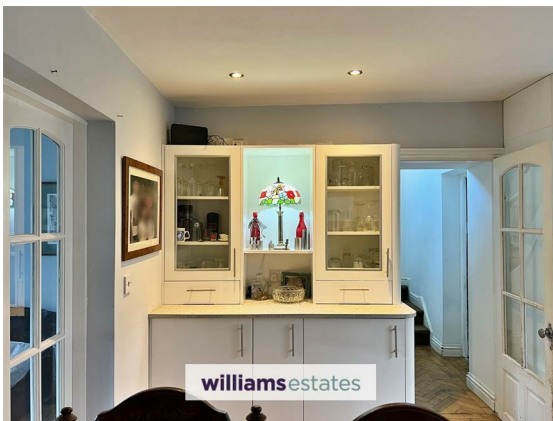
10'2" x 4'2" (3.10m x 1.27m)

Outside

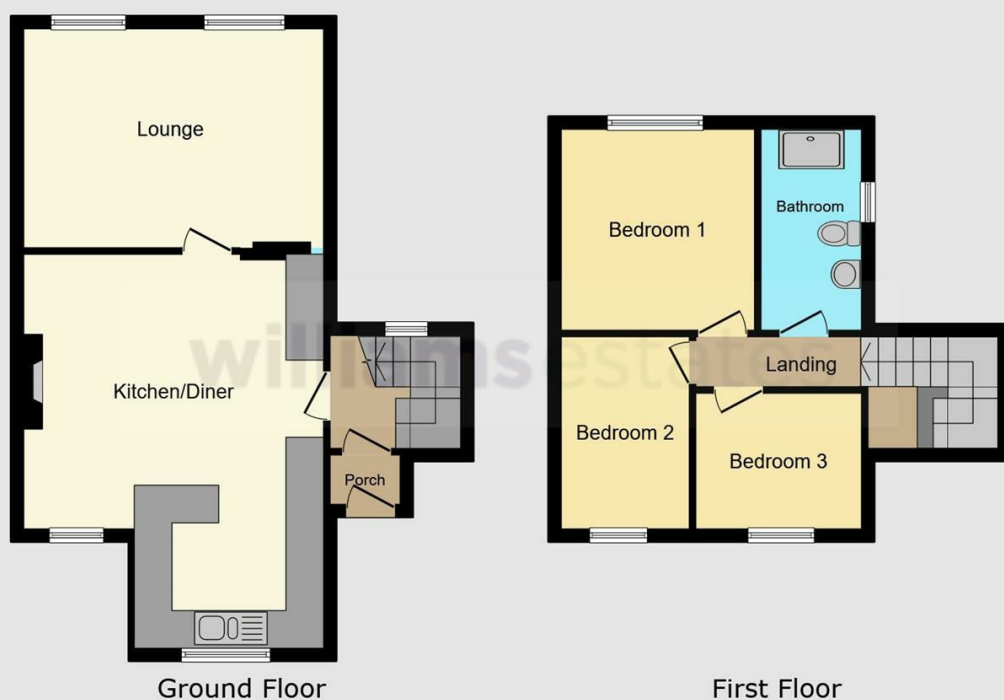
Right of access over private driveway. Sloping gardens to rear with steps leading down to a flagged area. Path to the right hand side of the property leads to a further garden area. Outside lighting and outside tap

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.







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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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