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52 Lon Tywysog, Denbigh - LL16 4AH

£220,000 Freehold

An attractive and well-proportioned two-bedroom semi-detached bungalow, situated in a sought-after residential area of Denbigh, offering comfortable single-storey living accommodation and offered for sale with no onward chain.

The property comprises a welcoming entrance porch, an L-shaped hallway with useful built-in storage, a spacious kitchen diner, a generous lounge featuring a decorative fireplace, two well-proportioned double bedrooms and a shower room. Further benefits include gas central heating with an upgraded boiler, double glazing and solar panels with battery storage, providing an energy-efficient addition to the home.

Externally, the property enjoys a good-sized, south-east-facing rear garden, predomin[illegible] paved seating area and established conifer trees providing privacy. To the front is a driveway offering off-road parking for two vehicles, together with a detached single and lighting. A useful covered side passage provides additional sheltered space, ideal for drying clothes or storage

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Entrance Porch
5' 9" x 2' 8" (1.76m x 0.82m)
The property is approached via a uPVC entrance door opening into a welcoming porch, featuring carpeted flooring, windows allowing natural light to enter and useful window shelving. A glazed wooden door provides access into the main hallway.

Hallway
15' 6" x 3' 0" (4.73m x 0.91m)
A spacious L-shaped hallway providing access to all principal rooms. The hallway benefits from carpeted flooring, a radiator, a NEST central heating thermostat and a loft access hatch. There are two useful built-in cupboards, one providing convenient storage for coats and shoes, while the other houses the hot water cylinder.

Kitchen Diner
12' 3" x 10' 9" (3.73m x 3.27m)
A generously proportioned kitchen diner offering ample space for everyday cooking and family dining. The kitchen is fitted with a range of wall and base units complemented by worktop surfaces and tiled splashbacks. Features include a stainless steel sink with mixer tap, space for freestanding white goods and provision for a gas or electric

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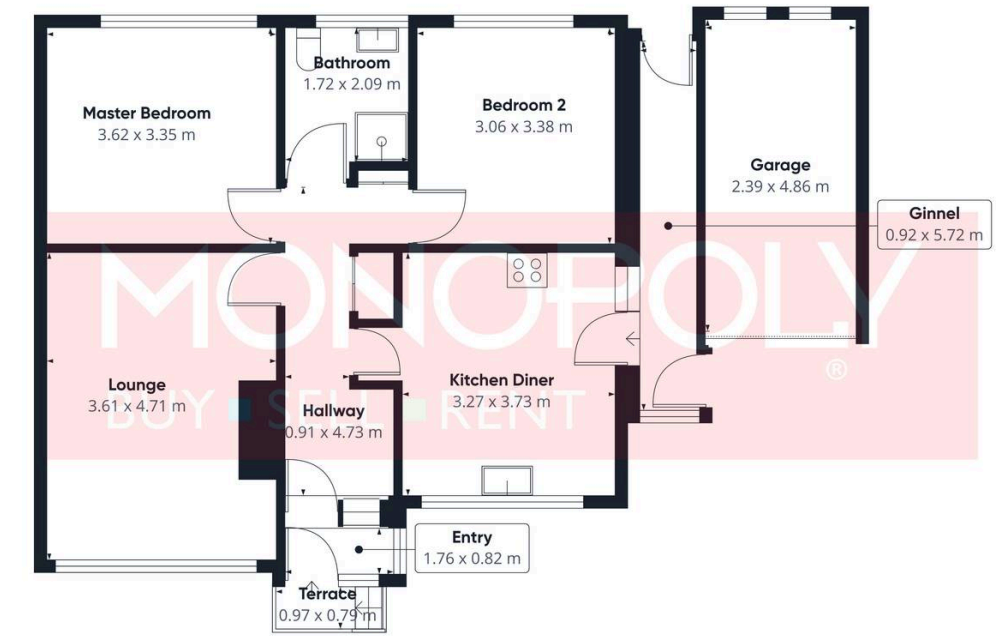












Approximate total area(1)

80.6 m²

Balconies and terraces

1.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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