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**14 Bro Afallon, Denbigh, LL16 5YN**

**£225,000**



**EPC - D60   Council Tax Band - C   Tenure - Freehold**

# Bro Afallon, Denbigh

## 3 Bedrooms - House - Semi-Detached

A modern three bedroom semi detached house, situated in a quiet cul-de-sac location on the favoured Ffordd Colomendy, boasting a good size rear garden with views towards Moel Fammau. The property benefits from being close to local schools, shops and the leisure centre. The accommodation comprises of an entrance porch, lounge, kitchen/ diner, three bedrooms to the first floor and family bathroom. Added benefits include a driveway providing off road parking for multiple vehicles, double glazing and gas central heating.

Viewing is highly recommended.



### Entrance Porch

4'10" x 2'9" (1.476 x 0.855)

### Living Room

13'5" x 12'6" (4.093 x 3.819)

### Kitchen/Diner

15'8" x 10'6" (4.778 x 3.222)

### Bedroom One

11'4" x 9'2" (3.465 x 2.803)

### Bedroom Two

10'0" x 8'6" (3.057 x 2.610)

### Bedroom Three

8'5" x 6'3" (2.567 x 1.926)

### Bathroom

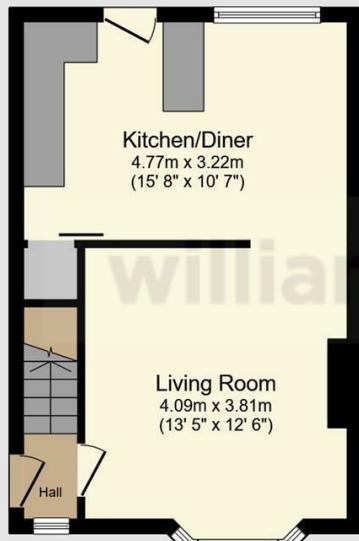
6'10" x 5'6" (2.083 x 1.683)

### Directions

From our Williams Estates Branch in Denbigh, go down vale street, take a left at the traffic lights onto Rhyl Road, continue for 600m go past the Petrol Station, and you will see Ffordd Colomendy turning on your right, continue into the estate and take your fifth turning on the right, the property will be found at the head of the Cul-De-Sac by way of our For Sale Sign.







Ground Floor  
Floor area 35.4 sq.m. (381 sq.ft.)



First Floor  
Floor area 47.5 sq.m. (511 sq.ft.)

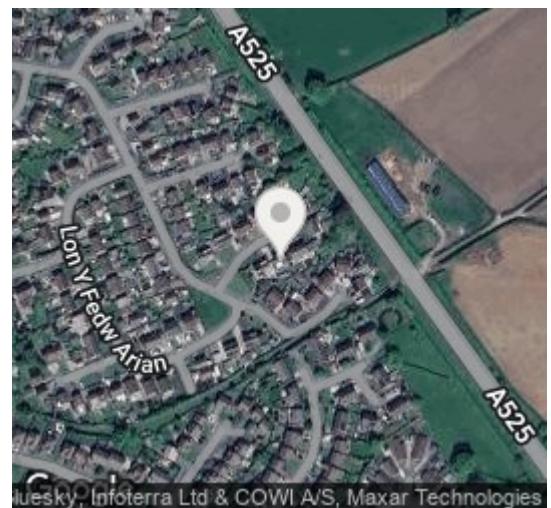
Total floor area: 82.9 sq.m. (892 sq.ft.)

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](http://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)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<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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