



Cartref Factory Place, Denbigh, Denbighshire, LL16 3TS

£95,000

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EPC - F37

Council Tax Band - B

Tenure - Freehold

Factory Place, Denbigh

2 Bedrooms - House - Terraced

No Onward Chain! - A two bedroomed end of terraced property, in need of repair and renovation throughout. The property briefly comprises to the ground floor; lounge, kitchen. To the first floor; landing, two bedrooms and bathroom. This is an excellent investment opportunity. Just out of the town centre, easy access to local amenities.

EPC Rating: TBC - Council Tax Band: B - Tenure: Freehold



Accommodation

Timber door leading into

Entrance Porch

With the staircase ascending to the first floor and door into the living room.

Living Room

16'4" x 9'5" (4.995 x 2.872)

With a window to the front elevation, fireplace and door leading into:

Kitchen

13'11" x 11'1" (4.264 x 3.387)

Providing recessed storage, two windows to the rear elevation, under stair storage and a door leading to the rear.

Bedroom One

14'5" x 9'5" (4.414 x 2.883)

Double bedroom with a window to the front elevation and recessed storage.

Bedroom Two

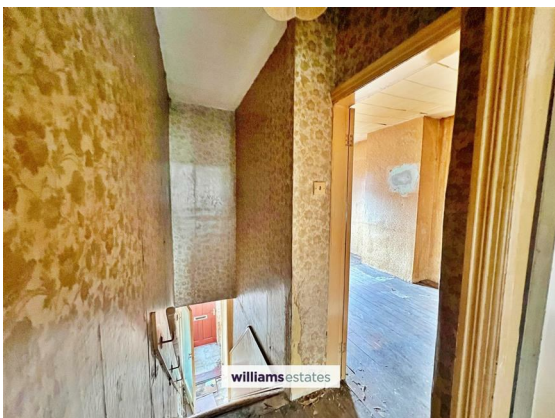
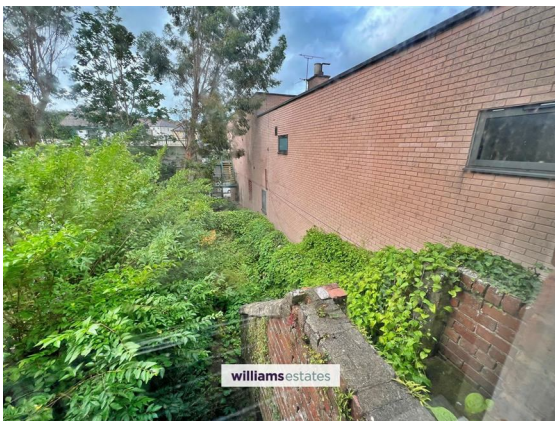
11'6" x 7'7" (3.513 x 2.314)

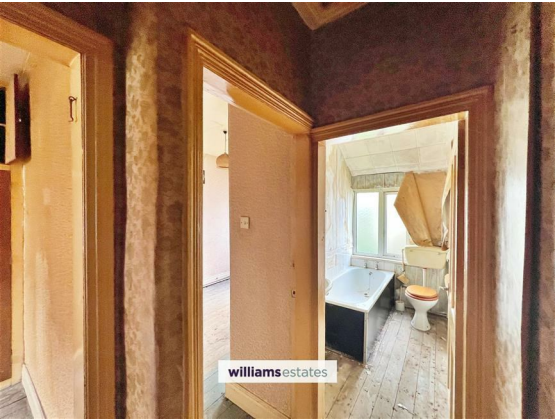
Double bedroom with a window to the rear elevation.

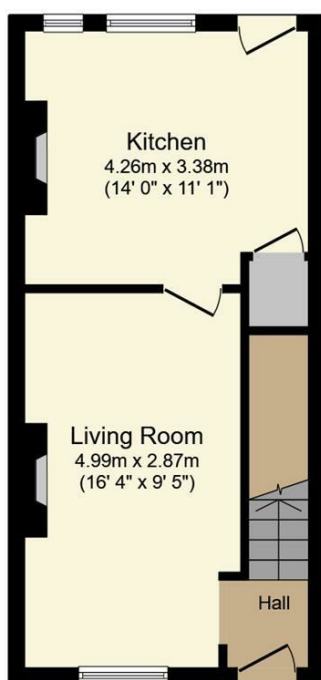
Bathroom

8'2" x 4'7" (2.500 x 1.398)

Low flush W.C., pedestal wash basin, bath tub and a window to the rear elevation.

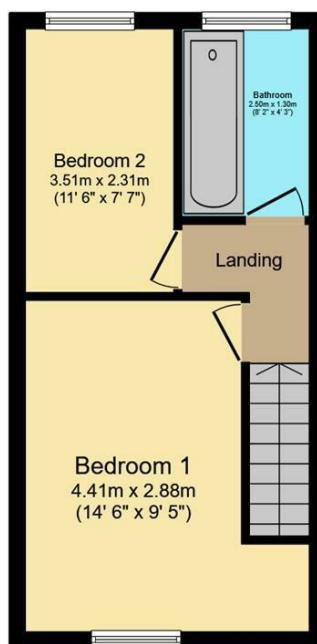






Ground Floor

Floor area 32.0 sq.m. (345 sq.ft.)



First Floor

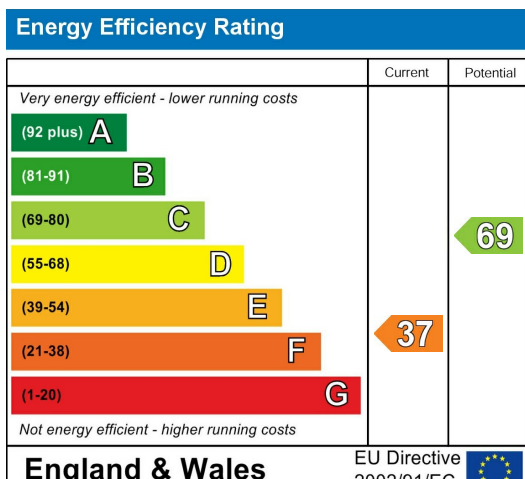
Floor area 30.3 sq.m. (326 sq.ft.)

Total floor area: 62.3 sq.m. (671 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.



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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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