



**47 Bryn Stanley, Denbigh, Denbighshire,
LL16 3NT**

£125,000

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EPC - D68

Council Tax Band - B

Tenure - Freehold

Bryn Stanley, Denbigh

2 Bedrooms - House - Semi-Detached

A good size two bedroom semi detached dormer house situated in upper Denbigh which is close to local shops and schools. The accommodation comprises of entrance hall, living room, modern kitchen/breakfast room, downstairs bathroom and two bedrooms. Fabulous sunny gardens to the rear. Added benefits include gas central heating and double glazing. Ideal first time buy or investment property. EPC Rating D68.



Accommodation

uPVC door into:

Entrance Hall

With radiator and stairs off to the first floor accommodation.

Lounge

14'6" x 11'3" (4.42 x 3.43)

With dual aspect radiators, power points, laminate flooring and two uPVC windows to the front and side elevations.

Kitchen/ Breakfast Room

11'3" x 11'6" (3.43 x 3.51)

A modern kitchen with a range of wall, drawer and base units with surfaces over, electric hob and oven with extractor hood over, stainless steel sink and drainer, void for fridge, plumbing for washing machine, radiator, storage cupboard, uPVC window overlooking the garden and uPVC door leading to the rear garden.

Bathroom

7'3" x 5'10" (2.21 x 1.78)

In white a three piece suite comprising of panelled bath with electric shower over with privacy screen, wash basin, tiled walls, chrome radiator, inset spotlights and an obscure window to the rear.

First Floor Landing

Having smoke alarm, power point and good size storage cupboard.

Bedroom One

7'6" x 11'11" (2.29 x 3.63)

Having fitted wardrobes with sliding mirrored doors, radiator, power points and a uPVC double glazed window looking the rear elevation.

Bedroom Two

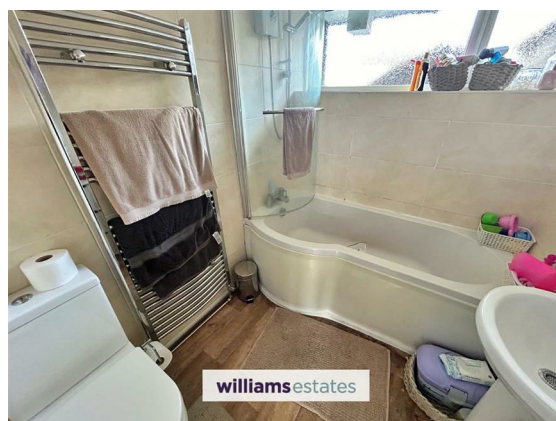
8'11" x 7'8" (2.72 x 2.34)

Having loft access, radiator, power points and a uPVC double glazed window looking out to the rear elevation.

Outside

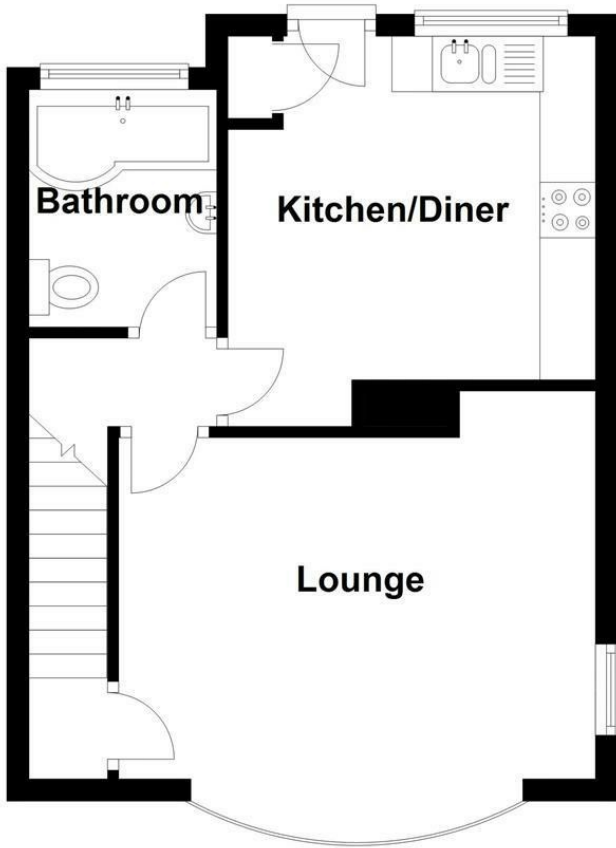


The front garden is laid to lawn, the rear garden is accessed by a gate to the side. The rear garden is a good size which again is mainly laid to lawn with a patio area which has a lovely sunny aspect. The garden is bounded by fencing which offers privacy. Brick built outhouse with power and further garden shed.



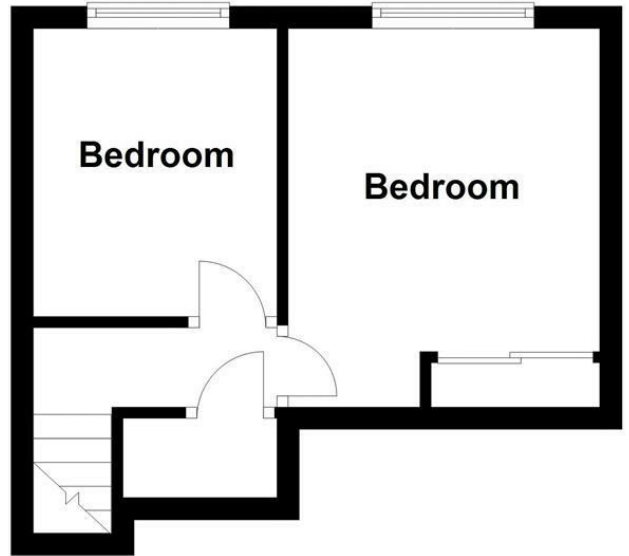
Ground Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



First Floor

Approx. 19.4 sq. metres (209.2 sq. feet)



Total area: approx. 53.1 sq. metres (571.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.