

williams estates



**19 Beacons Hill, Denbigh, Denbighshire,
LL16 3UD**

£129,500

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EPC - D61 Council Tax Band - B Tenure - Freehold

Beacons Hill, Denbigh

2 Bedrooms - House - Terraced

Video Tour Available... A spacious two bedroomed Grade 2 listed terrace, located within walking distance to Denbigh town. The accommodation offers lounge, kitchen, two bedrooms and bathroom. Outside the property has a good size rear garden enjoying a sunny aspect. EPC Rating TBC.

Description

The property is ideally situated within proximity to local schools, shops and town amenities, as well as being with easy access of the A55 expressway providing road links towards Conwy, Chester and the national motorway network.

Denbigh is a picturesque market town and one of the most historic towns in North Wales, with a lively art scene and a fine range of independent shops, cafés, pubs and restaurants.

Attractions in the town include Denbigh Library, Denbigh Castle and the castle walls, museums, Theatr Twm o'r Nant and medieval parish church St Marcella's.

Denbigh Cricket Club is one of the oldest cricket clubs in Wales having been established in 1844.

Accommodation

Timber door gives access into:

Lounge

13'7" x 12'5"

A spacious lounge with feature inglenook brick built fireplace and multi-fuel log burner, built-in cupboards, tiled flooring, power points, window to the front and stairs off.

Kitchen

15'2" x 6'4"

Offering a range of wall, drawer and base units in white with work surfaces over, stainless steel sink, space for fridge freezer, void for oven, storage cupboard, power points, radiator, part tiled walls, window to the rear and further timber door gives access and steps down to the garden.

Landing

Accommodation off;

Bedroom One

13'2" x 9'5"

With radiator, power points, in-built wardrobe, in-built storage cupboard providing ample storage space and a window to the front.

Bedroom Two

6'6" x 5'9"

With power points and Velux window to the rear.

Bathroom

9'2" x 5'6"

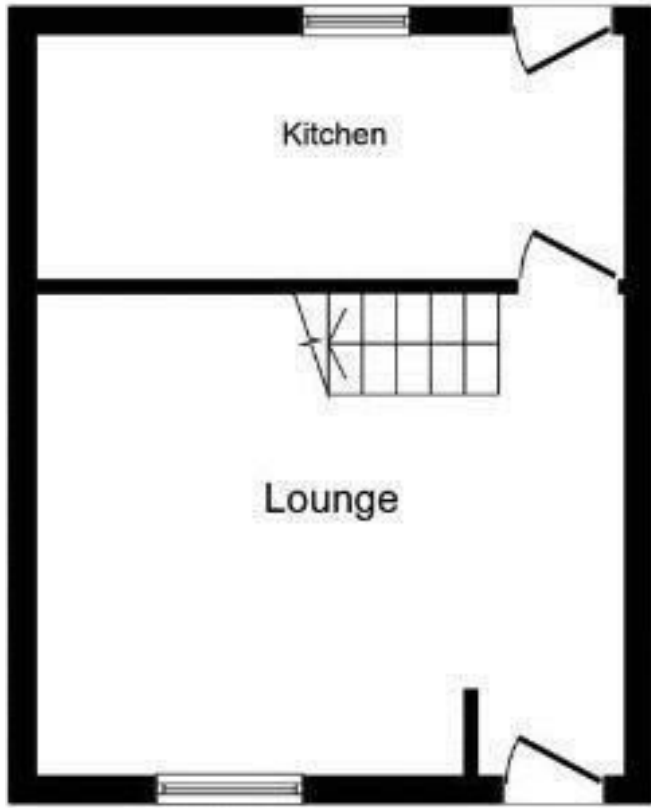
A white suite with low flush W.C, pedestal basin, panelled bath with shower over, extractor fan, part tiled walls, heated towel rail and window to the rear.

Outside

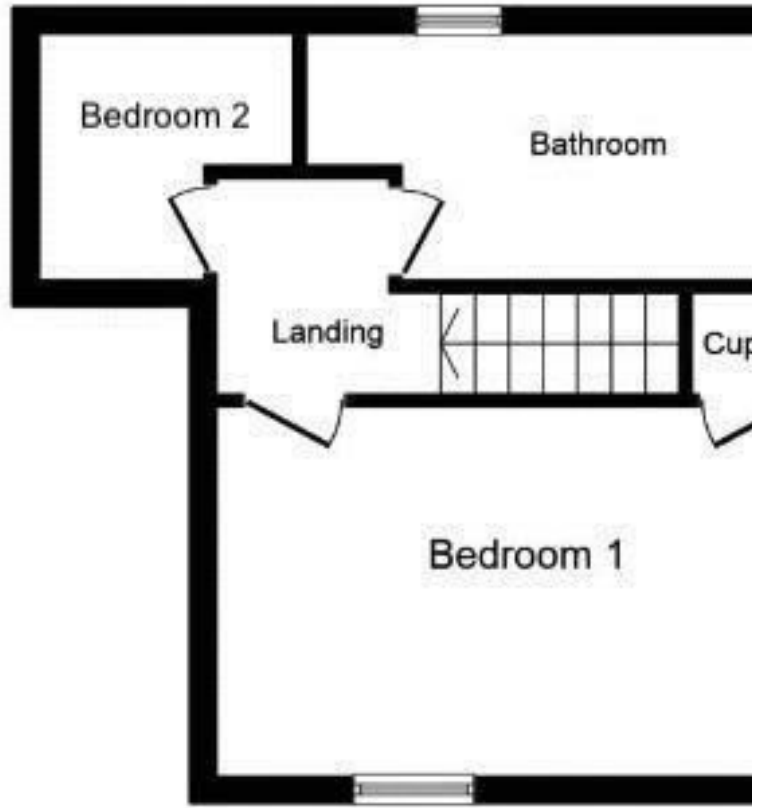
The rear garden is accessed via steps from the back door which also gives access to door into the basement having power and lighting, being an ideal storage facility.

The rear garden has a secluded and sunny aspect with a mixture of stocked boarders and hedging for privacy. The garden also benefits from outhouses with one currently housing the plumbing for the washing machine.





Ground Floor



First Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(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.